

# TO LET

Superb Office Suites with a Private Parking Facility  
Ranging in size from 159 sqft up to 1,296 sqft



Rents from £200 per month

- Flexible lease/license terms
- Private parking available
- Inclusive deals
- City Centre Bradford Growth Zone incentives maybe available
- Professional working environment

**PERKIN HOUSE, 82 GRATTAN ROAD, BRADFORD  
WEST YORKSHIRE, BD1 2LU**

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## Location

Perkin House is situated within Bradford City Centre on the corner of Grattan Road and Providence Street, having good access to all local amenities.

The property lies within the City Centre growth zone where substantial incentives may be available for incoming tenants/occupiers. For further information please speak to the agents or Bradford Council.

## Description

High quality first floor office accommodation available as a whole or individual suites. Private parking is available close by together with on street parking.

## Accommodation

### Ground Floor

Spacious open plan high quality entrance lobby with feature staircase leading to first floor office accommodation. A passenger lift also serves the first floor.

### First Floor

Spacious landing area leading to first floor office suites. Ranging in size from 159 sqft to 1,296 sqft.

Individual offices can be taken or there is the opportunity to combine a number of offices into one suite. All office requirements can be discussed on site with interested parties.

### External

Private parking facilities available.

## Services

We understand that all main services are installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Heating is provided via gas fired central heating radiators. An automated entry system to Perkin House is installed

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office, Tel: 01274 434605.

E-mail: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

## Terms

Individual tenant's requirements and terms can be discussed.

## Guide Rent

See areas and rents attached

Service charge payment includes heating, lighting, electricity, cleaning of common parts and maintenance of passenger lift and entry system. For further information please speak to the agents.

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0030-0635-1449-4997-8002>

## Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

## Further Information

Lisa Throupe - 01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

**[www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)**

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



**FIRST FLOOR OFFICES, PERKIN HOUSE, 82 GRATTAN ROAD  
BRADFORD, WEST YORKSHIRE, BD1 2LU**



- Office 3 – 15 sq m (159 sq ft) Office with internal frosted window to atrium. £200 ground rent pm + VAT. Service charge £56 pm + VAT.
- Office 4 - 29 sq m (301sq ft) Office with internal frosted window to atrium. £375 ground rent pm + VAT. Service charge £110 pm + VAT.
- Office 5 – 32 sq m (366sq ft) Office with external windows. £485 pm + VAT. Service charge £125pm + VAT.

**NB Offices 4 & 5 have a connecting door so can be taken as one**

- Office 11 – 43 sq m (459 sq ft) large internal office with walls of double-glazed blinds. £385 ground rent pm + VAT. Service charge £130.00 pm + VAT

The above offices are accessed via Longlands Street. Access is via a Net2 Pass. The area has a communal kitchen and communal wifi. A passenger lift provides step free access to this level from the street. Post to the building is delivered to the Longlands St entrance foyer Mon-Fri ca 9:00-9:30. CCTV is available via a web page login to tenants

Service charge includes all heating and lighting, water, rates, building insurance (not contents), communal wifi, cleaning of communal areas, door entry system and car park (on a first come first parked within marked bays only basis).

- Grattan Road – the first-floor office of 120 sqm (1,296 sq ft) which includes 6 offices of varying sizes, all (except one) with external windows, plus a kitchen area of 9.5 sq m / 102 sq ft. In addition to this space there are toilets off the kitchen area as well as toilets on the Grattan Road stairwell. £1,600 pm + VAT. The Service charge is £450 pm + VAT.
- Longcroft Place stairwell – first floor office 36.8 sq m (396 sq ft) £368 + VAT per month. The Service Charge is £140 pm + VAT
- Longcroft Place stairwell – second floor office is 30.3 sq m (327 sq ft) £330 + VAT Ground rent pm and £115 + VAT Service Charge pm

Service charge includes all heating and lighting, water, rates, building insurance (not contents), cleaning of communal areas, door entry system and car park (on a first come first parked within marked bays only basis).



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