



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET - may split**

# **MODERN CITY CENTRE OFFICES WITH**

**THE ANNEX, BROADACRE HOUSE,  
GEORGE STREET, BRADFORD, BD1 5AA**

346 up to 866 m<sup>2</sup> (3,724 up to 9,320 sq ft)



- Good quality modern two storey office building
- Centrally located in Bradford city centre next door to Premier Inn and near Leisure Exchange
- Being capable of being split with onsite car parking

**0113 2348999**

## Location

The Annex at Broadacre House is on the corner of George Street, West Street and Great Cross Street on the southern edge of the main shopping area in Bradford City Centre. The premises adjoin Premier Inn and are near the Leisure Exchange which includes Nandos, Pizza Hut, Cine World, Gala Casino and Hollywood Bowl. The Leisure Exchange also includes substantial public car parking.

The Annex at Broadacre House is well located for access to the motorway network being within 4.2 miles of the M606 which leads directly to the M62 (at junction 26/Chain Bar).

## Description

The Annex at Broadacre House is a modern good quality two storey office building (with small basement area) being brick clad beneath an artificial slate covered roof.

The premises benefit from suspended ceilings with lay - in grid tiles and a mix of recessed and surface mounted fluorescent lighting.

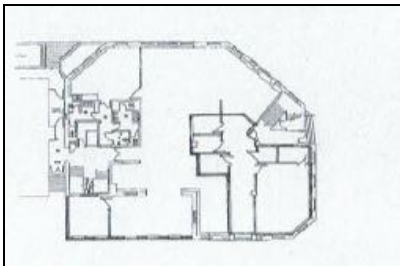
The premises have anodised metal framed double glazed windows, a mix of gas fired central heating and electric heaters and are arranged to provide open plan and cellular offices. The Annex benefits from a central reception core with a staircase serving all floors and basement storage together with lift for disabled access to the first floor. Access for the disabled is provided from both West Street and Great Cross Street.

The Annex does benefit from 10 car parking spaces behind the barriered car park accessed off George Street.

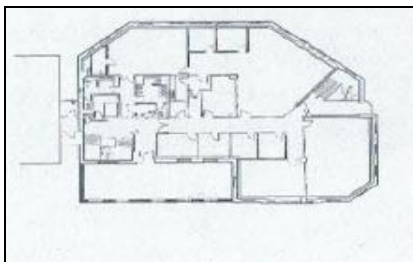
The former occupier of the whole building, The Foundation, have retained part of the ground floor (for an initial 12 month period).

## Accommodation

Basement store	65.22m <sup>2</sup> (702 sq ft)
Ground floor offices	345.97m <sup>2</sup> (3,724 sq ft)



First floor offices	454.71m <sup>2</sup> (4,894 sq ft)
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Net Internal Floor Area	865.90m <sup>2</sup> (9,320 sq ft)
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## Services

We are advised all mains services are connected to the property, including gas and electric, along with individual appliances including gas fired central heating and recessed/fluorescent lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Rating

We are advised by the local authority, Bradford City Council, the property is assessed for rating purposes as follows:-

Ground Floor	RV £40,750
First Floor	RV £23,250

In addition, from the draft 2017 rating list (April 2017) we are advised:-

Ground floor draft listing	RV £26,500
First floor draft listing	RV £19,750

The National Uniform Business Rate for 2016/17 is 49.7p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Bradford Metropolitan District Council Tel: 01274 432 111.

## Energy Performance Certificate

The building has an energy performance rating of E (108). The Energy Performance Certificate (EPC) is available upon request.

## Lease Terms

The remainder of The Annex at Broadacre House is offered by way of a new lease for a period of years to be agreed, incorporating regular rent reviews, on an effectively full repairing and insuring basis (plus the site service charge).

## Rent

£10 psf.

The rent is payable quarterly in advance by direct debit/standing order.

## VAT

All rents are quoted exclusive of VAT.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal cost incurred in the preparation of the lease and its counterpart,

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Richard Barker  
Alec Michael

Tel: 0113 234 8999  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)

Our Ref: 2295/A/M  
January 2017

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.