

TO LET
SUPERB OFFICES


Eddisons



THE UPPER WING, FIRST FLOOR, THE PAPER HALL, ANNE GATE, BRADFORD, BD1 4EQ

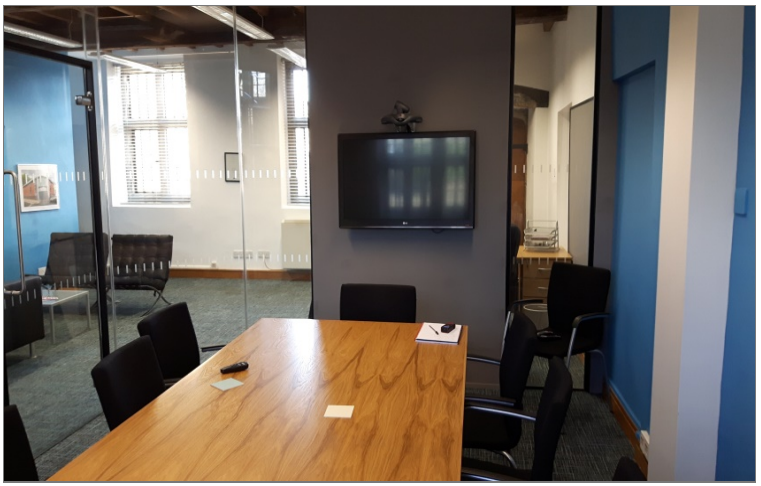
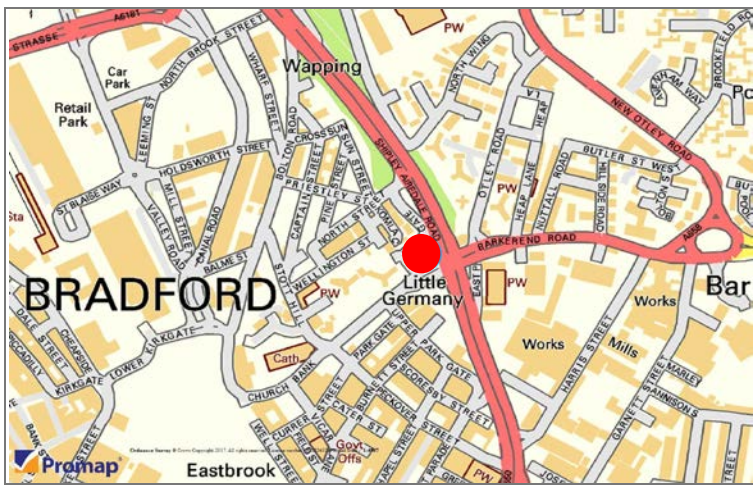
RENTAL UPON APPLICATION

- \ Historic landmark building within walking distance of the city centre.
- \ Prominent corner position fronting the Shipley Airedale Road and Church Bank.
- \ On site private car parking and ground floor meeting room facilities with further second floor offices/storage available if required.

AVAILABLE SPACE

134.43m² (1,447sq ft)

Plus reception/meeting room



LOCATION

The property is situated on Anne Gate enjoying a prominent frontage to Church Bank and is just off Shipley Airedale Road which leads onto Canal Road.

The city centre and Broadway Shopping Centre are a short distance away with Bradford Forster Square Train Station and Bradford Interchange Bus and Train Station also within walking distance.

DESCRIPTION

The Paper Hall comprises an historic three storey Grade II Listed stone building constructed in 1643 and has been tastefully refurbished to provide modern day office accommodation.

The space available is at first floor level providing several offices and benefits from a shared ground floor feature reception area and meeting rooms.

	M ²	SQ FT
First Floor	134.43	1,447

The Paper Hall is served by its own car park with 6 spaces reserved for this accommodation.

On street parking is available in the surrounding streets.

Additional office and storage space is available on the second floor, further details upon request.

RATEABLE VALUE

First Floor Upper Wing

Description / Offices and Premises

Rateable value / £15,750

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The accommodation is available on an internal repairing and insuring lease basis.

Rental – upon application.

A service charge is levied which includes utilities and cleaning – further details upon request.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 01274 734101

Email / john.padgett@eddisons.com

Email / alexander.moone@eddisons.com

REVISED SEPTEMBER 2017

SUBJECT TO CONTRACT

FILE REF / 731.3947A

For more information, visit eddisons.com/property
T: 01274 734101

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request

Eddisons

Energy Performance Certificate

Non-Domestic Building



UPPER WING

The Paper Hall

Anne Gate

BRADFORD

BD1 4EQ

Certificate Reference Number:

0296-3070-0316-0292-8421

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **151**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 380
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built

67 If typical of the existing stock