

TO LET
PRESTIGIOUS MODERN OFFICES


Eddisons

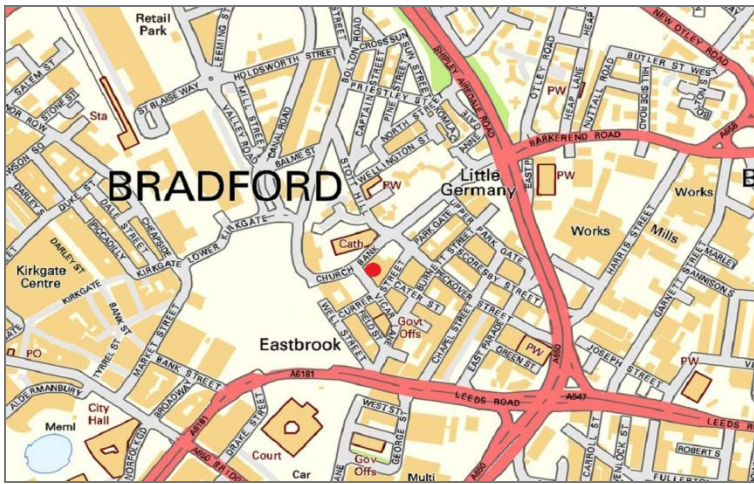


CATHEDRAL HOUSE, 26-28 CHURCH BANK, BRADFORD,
BD1 4DZ

RENTAL £15 PER SQ.FT.

- \ Prominent position overlooking Bradford Cathedral.
- \ Providing high quality accommodation.
- \ Adjacent to Little Germany and the new Broadway shopping centre.

AVAILABLE SPACE
38.21m² (411sq ft)



LOCATION

The premises are situated fronting Church Bank on the edge of Little Germany and Bradford city centre. The recently opened Broadway shopping centre is within a 1 minute walk. The premises therefore enjoy a convenient position opposite Bradford Cathedral and with a number of high profile commercial occupiers close by.

DESCRIPTION

Cathedral House comprises a three storey modern office building with extensive glazing to Church Bank providing a good level of natural light.

The accommodation provides offices to the front and rear of the building divided by a central stairwell with ladies and gents toilet facilities and a lift.

The accommodation is finished to a high standard including carpeting throughout, suspended ceilings incorporating recessed lighting and oak finished woodwork.

UNIT	M ²	SQ FT
Suite 5	38.21	411

RATEABLE VALUE

Suite 5

Description / Offices and Premises
Rateable value / £3,100

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The premises are offered to let for a term to be agreed at an initial rental of £15 per sq.ft. per annum exclusive.

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 / james.stephenson@eddisons.com

REVISED SEPTEMBER 2017
SUBJECT TO CONTRACT
FILE REF / 731.3770A

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

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Energy Performance Certificate

Non-Domestic Building



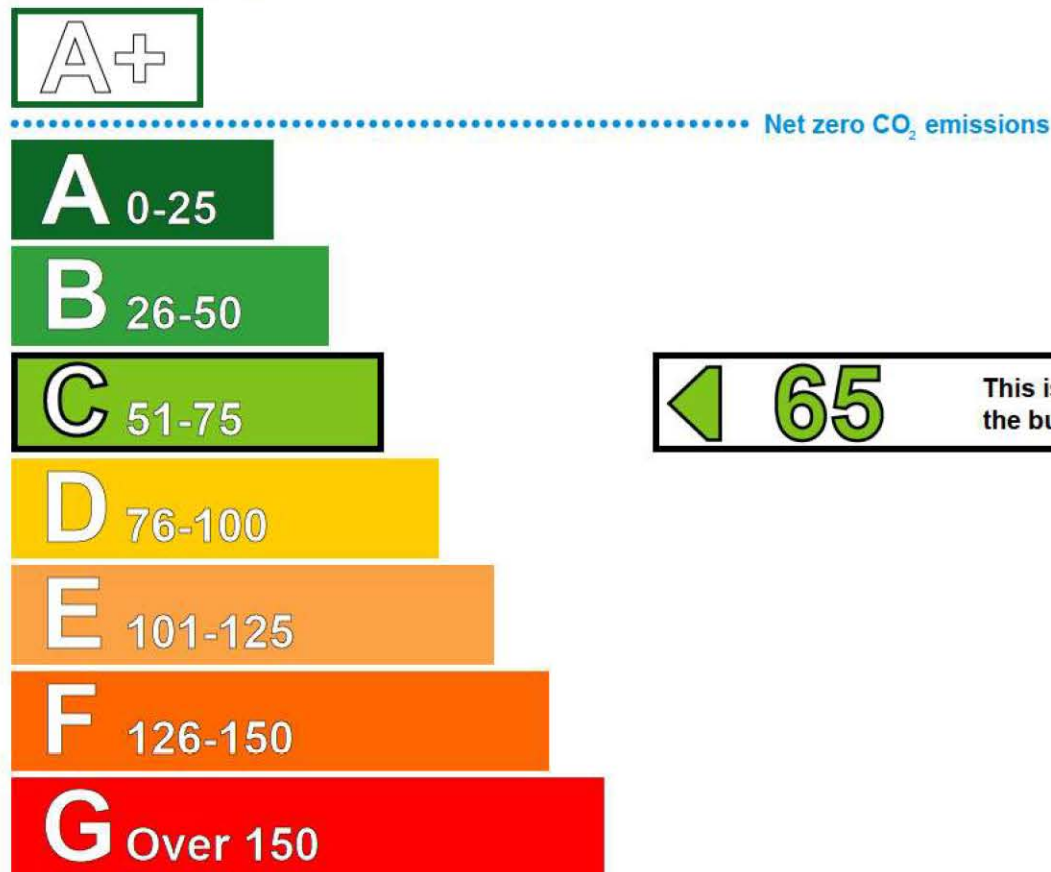
Church Bank Developments Limited
Cathedral House
26-28 Church Bank
BRADFORD
BD1 4DZ

Certificate Reference Number:
0806-7077-0530-9000-6103

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



Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 391
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

39 If newly built
76 If typical of the existing stock