# TO LET EXCELLENT OFFICE BLOCK WITH PARKING





## CASPIAN HOUSE, 61 EAST PARADE, LITTLE GERMANY, BRADFORD, BD1 5EP

#### RENTAL UPON APPLICATION

- \ Located in the heart of the Little Germany conservation area.
- \ Refurbished to a high specification.

\ On-site car parking.

#### AVAILABLE SPACE

170.75m<sup>2</sup> - 491.17m<sup>2</sup> (1,838sq ft - 5,287sq ft)





#### LOCATION

Caspian House is prominently positioned in the heart of the Little Germany conservation area at the corner of East Parade and Peckover Street close to the Broadway Shopping Centre.

Occupiers within the building include Eddisons and Pearsons Professional Test Centres.

#### **DESCRIPTION**

Caspian House comprises a most imposing and attractive Listed four storey office block being stone built and slated. The building has been refurbished to a high specification including new suspended ceilings, central heating, perimeter trunking, full carpeting and decoration, passenger lift, disabled access and security entry systems.

The available accommodation comprises the following:-

	$M^2$	SQ FT
Second Floor	170.75	1,838
Third Floor	167.04	1,798
Mezzanine	153.38	1,651
Total Floor Area	491.17	5,287

On site car parking is available.

#### RATEABLE VALUE

Second Floor

Description / Offices and Premises / RV / £13,000 Third Floor and Mezzanine
Description / Offices and Premises / RV / £27,500

#### VAT

Prices and rental are exclusive of VAT if chargeable.

#### **TERMS**

The accommodation is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rental – upon application.

#### **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

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



### **Energy Performance Certificate**

Non-Domestic Building

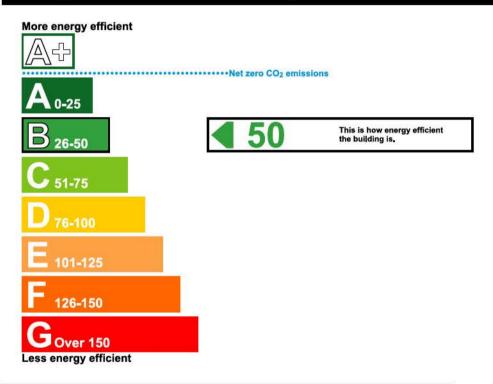


2ND FLOOR OFFICE Eddisons Caspian House, 61 East Parade BRADFORD BD1 5EP **Certificate Reference Number:** 

0090-9642-1130-6000-8213

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**



#### Technical Information

Main heating fuel: Natural Gas

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 220
Building complexity (NOS level): 3
Building emission rate (kgCO<sub>2</sub>/m²): 26.66

#### **Benchmarks**

Buildings similar to this one could have rating as follows:

22

If newly built

60

If typical of the existing stock

#### **Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.