

TO LET  
EXCELLENT OFFICE BLOCK WITH  
PARKING

  
Eddisons



## 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 <sup>2</sup>	SQ FT
Second Floor	170.75	1,838
Third Floor	167.04	1,798
Mezzanine	153.38	1,651
<b>Total Floor Area</b>	<b>491.17</b>	<b>5,287</b>

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

REVISED NOVEMBER 2017

SUBJECT TO CONTRACT

FILE REF / 711.1304A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 01274 734101

### Important Information

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(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



### 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](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

◀ 50

This is how energy efficient the building is.

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	220
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	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.