

Highly prominent office with parking suitable for a variety of uses (STP)

For Sale



Windsor House, 10 Manchester Road, Bradford
BD5 0QH
731.4707a (1242988)



Windsor House

10 Manchester Road, Bradford, BD5 0QH



Agreement

For Sale



Detail

Office



Price

On Application



Size

1,628.52sq m (17,523sq ft)



Location

Bradford, BD5 0QH



Property ID

731.4707a (1242988)

For Viewing & All Other Enquiries Please Contact:

Matthew Jennings

MRICS

Director

T: 01274 734101

M: 07970 013852

E: matthew.jennings@eddisons.com

Harvey Bland

Surveyor

T: 01274 734101

M: 07855 188714

E: harvey.bland@eddisons.com

Property

The property comprises a modern three storey brick built detached office block under a pitched roof. The premises provides a mix of private and open plan offices and benefits from carpeted and raised flooring with floor boxes, W/C and kitchen facilities on each floor, passenger lift access and an attractive reception area.

The premises also benefits from under croft car parking for approximately 18 vehicles.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor	542.84	5,841
First floor	542.84	5,841
Second floor	542.84	5,841
Total GIA	1,628.52	17,523

Energy Performance Certificate

An EPC has been commissioned.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Charging Authority: Bradford Council
Description: Offices and Premises
Rateable value: £57,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates – GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **For Sale** free with full vacant possession.

Price

On application.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The building is highly prominently located on Manchester Road in the heart of Bradford City Centre with frontages to Sharpe Street and Senior Way.

Nearby is the National Science and Media Museum, Alhambra Theatre as well as Bradford Live.

Bradford Interchange and Bradford Forster Square stations are both within short walking distance, making the location well located for train access.







