

TO LET  
PRESTIGIOUS MODERN OFFICES



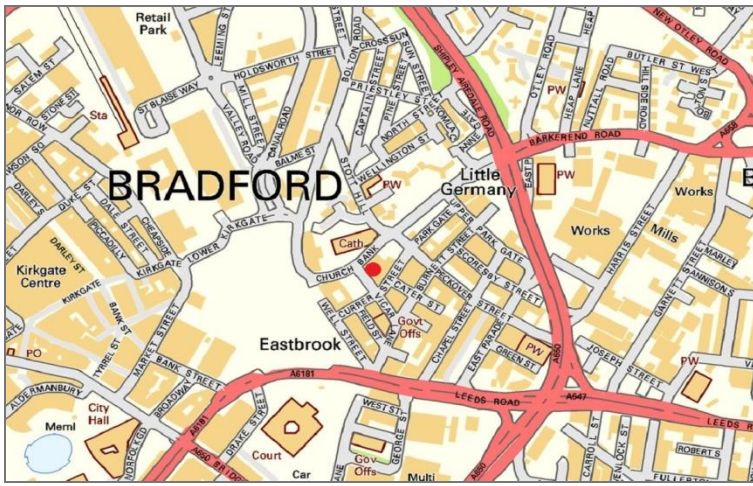
## CATHEDRAL HOUSE, 26-28 CHURCH BANK, BRADFORD, BD1 4DZ

RENTAL UPON OCCUPATION

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

AVAILABLE SPACE  
63.76m<sup>2</sup> (686sq 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 <sup>2</sup>	SQ FT
Suite 5	38.21	411
Suite 2	25.55	275

## RATEABLE VALUE

### Suite 5

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

### Suite 2

Description / Offices and Premises  
Rateable value / £2,500

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The premises are offered to let for a term to be agreed.

Rental – upon occupation.

## 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

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REVISED MAY 2018

SUBJECT TO CONTRACT

FILE REF / 731.3770A

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

### Important Information

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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](http://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 (m<sup>2</sup>): 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