

FOR SALE
CITY CENTRE OFFICE BLOCK WITH
DEVELOPMENT POTENTIAL



27 EAST PARADE, LITTLE GERMANY, BRADFORD, BD1 5RJ

PRICE ON APPLICATION

- \\ Central location within the Little Germany Conservation area.
- \\ Ideal for its existing office/commercial use or redevelopment (subject to planning).
- \\ Positioned within walking distance of The Broadway shopping complex/city centre.

AVAILABLE SPACE
1,706.20m² (18,365sq ft)



LOCATION

The property is situated on East Parade, within the Little Germany conservation area on the fringe of the city centre and approximately 2½ miles north of the M606 motorway.

The property is situated within a long established commercial area which has seen considerable residential development in recent years and is a short walk from The Broadway shopping complex.

The large Bradford University and College complex is also closeby as are the main rail and bus stations.

DESCRIPTION

The property comprises a five storey, brick built and part stone faced, office building having a two bay pitched slate roof.

Internally the property comprises office accommodation throughout providing both open plan and private office space with ancillary facilities.

	M ²	SQ FT
Ground Floor	341.24	3,673
First Floor	341.24	3,673
Second Floor	341.24	3,673
Third Floor	341.24	3,673
Fourth Floor	341.24	3,673
Total Gross Floor Area	1,706.20	18,365

There is a passenger lift to all floors requiring recommissioning.

An adjacent car park (19 spaces) may be available – further terms/details on request.

RATEABLE VALUE

27 East Parade

Ground Floor / Offices and Premises / RV / £18,750
 First Floor / Offices and Premises / RV / £19,500
 Second Floor / Offices and Premises / RV / £21,000
 Third Floor / Offices and Premises / RV / £19,750
 Fourth Floor / Offices and Premises / RV / £21,000

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Freehold and available with vacant possession.

Price on application.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
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SUBJECT TO CONTRACT
FILE REF / 731.4158A

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