

# TO LET/FOR SALE QUALITY OFFICE ACCOMMODATION

**Eddisons**



**3A & 3B BURNETT STREET, LITTLE GERMANY, BRADFORD,  
BD1 5AP**

**RENTAL / PRICE – ON APPLICATION**

- \ Located in the heart of Little Germany.
- \ Within a short walk of Bradford Interchange.
- \ High specification.

**AVAILABLE SPACE**  
155.43m<sup>2</sup> (1,673sq ft)



## LOCATION

The premises are situated on Burnett Street in Little Germany close to the new development Broadway Shopping Centre. Little Germany is situated on the outskirts of Bradford city centre, and is within easy walking distance of Bradford's Forster Square train station.

Little Germany has the benefit of being located just off the Bradford Inner Ring Road, which links Bradford to Junction 27 of the M62/M621.

## DESCRIPTION

3A and 3B Burnett Street forms part of a stone built slated attractive premises. The accommodation has recently undergone extensive modernization to provide superb office accommodation.

The accommodation itself covers ground floor and lower ground floor, benefiting from a tasteful entrance off Burnett Street.

UNIT	M <sup>2</sup>	SQ FT
Ground Floor	93.69	1,008
Lower Ground Floor	61.74	665
<b>Total Floor Area</b>	<b>155.43</b>	<b>1,673</b>



## RATEABLE VALUE

Description / Offices and Premises

Rateable value / £10,000

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The accommodation is available for a term to be agreed on a new effective full repairing and insuring lease.

Rental – upon application.

Price – upon application.

## LEGAL COSTS

Each party to be responsible for their own 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 SEPTEMBER 2017  
SUBJECT TO CONTRACT  
FILE REF / 731.3528A

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

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# Energy Performance Certificate

Non-Domestic Building



3a-3b Burnett Street  
BRADFORD  
BD1 5AP

Certificate Reference Number:  
0410-0336-8179-8409-9002

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

A+

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 106

This is how energy efficient  
the building is.

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 165  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 114.19

## Benchmarks

Buildings similar to this  
one could have ratings as  
follows:

42

If newly built

124

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.