

**Aldermanbury House, 2-4 Godwin Street,
BRADFORD, BD1 2ST**

TO LET

**Coming Soon - Fully Refurbished Air Conditioned Offices
13,742 sq ft (1,276 sq m)**

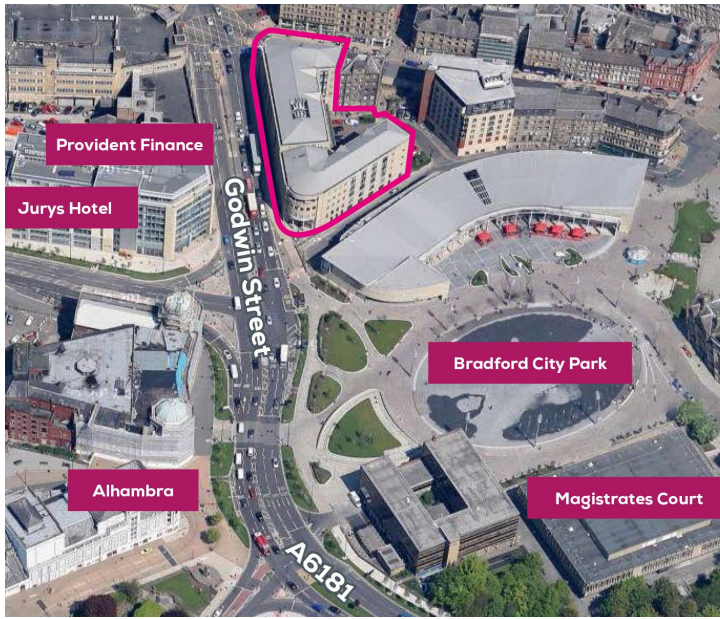


Location

Aldermanbury House is located in the heart of Bradford City Centre, having a commanding position overlooking Centenary Square and Bradford City Park. Fronting Godwin Street (A6181), the building is very accessible by car, with Bradford Interchange and Bradford Forster Square railway station also within easy walking distance.

Numerous nearby amenities include the Westfield Shopping Centre, the iconic Alhambra Theatre and the National Media museum. A Jurys Hotel is located opposite.

Major occupiers in the immediate area include Provident Financial, Bradford Council and Anchor Hanover who are based in the building.



Description

The first floor offices are accessed from a fully refurbished contemporary reception, positioned on the corner of Godwin Street and Sunbridge Road.

The offices comprise some 13,742 ft² on a single floor, providing highly flexible and efficient floor space. The well appointed office suite has excellent natural daylight and provides for the following specification:-

- Four pipe fan coil air-conditioning
- Full access raised floor
- New LED Lighting
- Fully carpeted
- New suspended ceiling
- 2 x passenger lifts
- Fully DDA Compliant
- Basement car parking (25 spaces available)
- WC facilities

City Centre Growth Zone

Aldermanbury House sits within Bradford's City Centre Growth Zone, which is set up to support new businesses and existing business growth.

Rate rebate incentives are available for eligible businesses creating new jobs through expansion or relocation. Further details are available at www.investinbradford.com/city-centre/city-centre-growth-zone

Business Rates

The offices are currently assessed as £68,500 in the 2017 Rating List.

EPC

The premises have an EPC Rating of E (101).

Terms

The offices are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rental

Price on application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

VAT

VAT will be charged where applicable. All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Information / Viewing

Strictly by appointment:

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