

4,005 - 9,001 sqft
(372 - 836 sqm)



FAIRBURN HOUSE

VIBRANT
CITY CENTRE

GRADE A OFFICES TO LET





PRESTIGIOUS CENTRAL SETTING

GRADE A OFFICES

Fairburn House is a modern four storey Grade A office building finished to a high standard.

The property features a state-of-the-art VRF air-conditioning system and a spacious, contemporary reception area with secure access turnstiles. The entire building is presented to an exceptional standard throughout.



CONTEMPORARY
RECEPTION AREA

FIRST FLOOR

Indicative layout

9,001 SQ FT
836 SQ M



GRADE A SPECIFICATION



The specification includes:-

- VRF air conditioning system
- 2 high speed passenger lifts
- Separate goods lift
- Full access raised floors
- Powder coated insulated aluminium double glazed windows
- Suspended ceilings with LED recessed lighting
- Modern high quality toilet and shower facilities on each floor
- 24/7 security
- Cycle storage
- DDA Compliant
- Manned reception

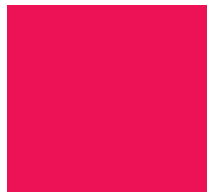
FIRST FLOOR SPLIT

Indicative layout



SUITE ONE
4,112 SQ FT
382 SQ M

SUITE TWO
4,005 SQ FT
372 SQ M



Modern shower facilities



VRF air conditioning system



Full access raised floors



Cycle racks



LED recessed lighting



Two high speed passenger lifts



Suspended ceilings with recessed lighting



Separate goods lift



Cafes & restaurants on the doorstep



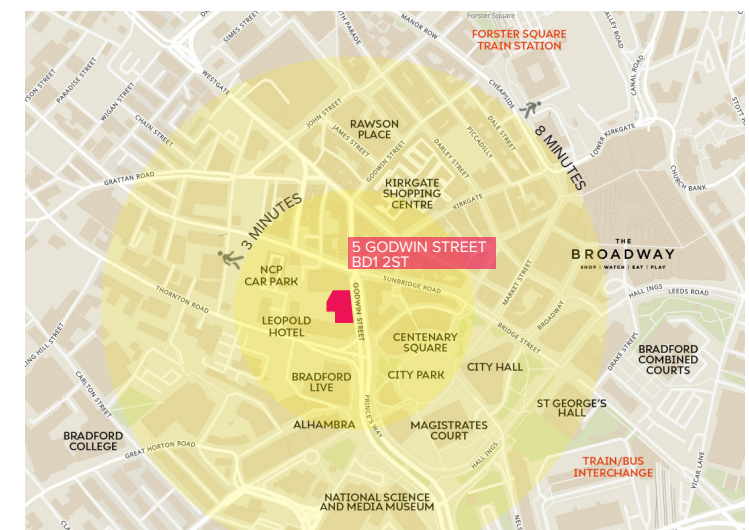
BRADFORD HAS EARNED THE REPUTATION OF BEING **ONE OF THE BEST PLACES IN BRITAIN TO KICK-START A BUSINESS**, A RECOGNITION CONFIRMED BY BARCLAYS BANK SME GROWTH FACTORS INDEX.

- 4th largest metropolitan authority in England
- Youngest city in the UK
- Thriving digital sector including 7,000 businesses employing 4500 people
- Over 8,000 financial roles



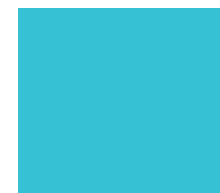
BRADFORD 2025
UK City of Culture

VIBRANT CITY CENTRE LOCATION



FAIRBURN HOUSE | 5 GODWIN STREET | BRADFORD BD1 2ST

FAIRBURN HOUSE



VIEWING

Strictly by prior appointment with the joint sole letting agents:-

Elizabeth Ridler
elizabeth.ridler@knightfrank.com
www.knightfrank.com



0113 246 1533

KnightFrank.co.uk

Mark Brearley
mark@markbrearley.co.uk
www.markbrearley.co.uk



01274 595999

BUSINESS RATES

We advise all interested parties to make their own enquiries of the local valuation office.

TERMS

The suite is available to let either as a whole or in part by way of a new effective FRI sub-lease for a term to be agreed. Rent upon application.

SERVICE CHARGE

A Service charge will be levied in respect of the upkeep and maintenance of the communal areas, reception, lift maintenance and external repairs, etc. Further information available upon request.

EPC

The property has an EPC rating of C (54).

VAT

All prices quoted are exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

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

SUBJECT TO CONTRACT Disclaimer: Mark Brearley & Co and Knight Frank on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst Mark Brearley & Co and Knight Frank use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. 3. No person in the employment of Mark Brearley & Co and Knight Frank has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. All maps and plans in this document are for identification purposes only. Particulars: May 2025.