

[KnightFrank.co.uk](https://www.knightfrank.co.uk)



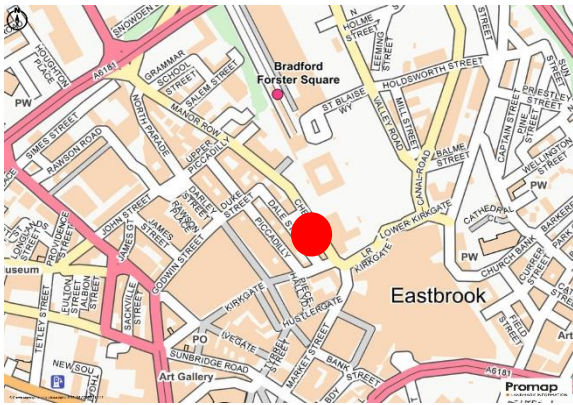
To Let

West Riding House, Cheapside, Bradford BD1 4HR

- Quality city centre offices with parking
- Suite sizes from 130 sq ft – 4,379 sq ft (12.08 sq m - 406.82 sq m)
- City centre location with close proximity to Forster Square Train Station.
- Close to Broadway Shopping Centre
- Fully DDA compliant

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Promap ©

Location

Prominently located in Cheapside and within the well-established commercial centre of Bradford.

Directly opposite main entrance to Forster Square railway station and the Midland Hotel. Close to the new Westfield Shopping Centre.

Cheapside is a rapidly improving area with, in addition to the Westfield Shopping Centre, there several recent conversions of large Victorian mill office buildings to good quality residential accommodation. In addition, there are a number of newly established eateries.

Description

West Riding House is a centrally located, highly popular multi-let office building opposite Forster Square Railway Station. It is home to about 15 other companies and organisations.

The ground floor reception, lobbies and business centre have recently been refurbished.

The property benefits from the following specification:

- ◆ Bespoke office layout to your requirements
- ◆ Secure manned reception
- ◆ Highest quality finishes
- ◆ Air conditioning/heating option
- ◆ Excellent security with dedicated secure car parking
- ◆ Flexible lease terms, conventional, managed and serviced options all available
- ◆ Offices available on all-inclusive weekly basis if required
- ◆ Competitive service charge
- ◆ Excellent transport links
- ◆ Fully DDA compliant
- ◆ 24/7 access



Accommodation

Suites are available from 130 sq ft up to 4,379 sq ft on both conventional and fully serviced options.

Car Parking

Externally the property benefits from dedicated parking at approximately 1 space per 1,000sq.ft. of office space taken. In addition is on street pay and display parking.

Terms

The suites are available to let by way of either a conventional full repairing and insuring lease for a term to be agreed, or as a serviced office on flexible all-inclusive lease arrangements.

The suites available on a conventional basis are charged at £9.50 per sq.ft. plus service charge. The suites are available on an all inclusive basis at £28.00 per sq.ft.

Rates

We advise all interested parties to make their own enquiries of the local rating authority.





Service Charge & Insurance

Both will be payable in respect of the above.
Further information available upon request.

EPC

The property has been assessed to have an EPC Rating of C (62). A full copy of the certificate is available upon request.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



Viewing & Further Information

Strictly by appointment with the joint letting agents:

Knight Frank

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Eddisons

Contact: Matthew Jennings

Email: matthew.jennings@eddisons.com

Tel: 01274 734 101

Subject to Contract

Particulars: February 2025

Photographs: January 2025

IMPORTANT NOTICE

- (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [February 2025]. Photographs and videos dated [January 2025].]

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.