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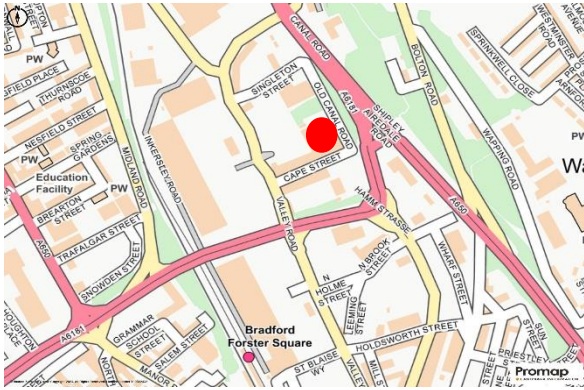
## To Let

### Conditioning House, Cape Street, Bradford BD1 4QG

- 1,921 sq ft (178.47 sq m)
- Spacious self-contained commercial unit
- Bradford City Centre location
- Close to nearby amenities

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ  
email: [leeds@knightfrank.com](mailto:leeds@knightfrank.com)



Promap ©

### Location

The property is located in the heart of Bradford City Centre, immediately adjacent to Forster Square retail park and within a 5 minute walk from local amenities.

### Description

Conditioning House provides a spacious commercial space within a landmark Victorian Mill.

The spacious commercial unit on the ground floor benefits from the following specification:

- ◆ An abundance of natural lighting
- ◆ On site gym
- ◆ A picturesque atrium area with communal break out space
- ◆ Secure entry card access system
- ◆ Onsite night security

### Accommodation

The ground floor office has been measured to have a net internal floor area of approximately 1,921 sq ft (178.47 sq m).



### Terms

The ground floor office is available to let by way of a new effective FRI lease for a term to be agreed at the competitive rent of £11.00 psf.

### 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

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 sole letting agent:

Contact: Eamon Fox

Email: [eamon.fox@knightfrank.com](mailto:eamon.fox@knightfrank.com)

Tel: 0113 297 2433

Contact: Elizabeth Ridler

Email: [elizabeth.ridler@knightfrank.com](mailto:elizabeth.ridler@knightfrank.com)

Tel: 0113 297 2427

Contact: Victoria Harris

Email: [victoria.harris@knightfrank.com](mailto:victoria.harris@knightfrank.com)

Tel: 0113 297 2448



## Subject to Contract

**Particulars: September 2023**

**Photographs: September 2023**

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[Particulars dated [September 2023]. Photographs and videos dated [September 2023]. ]

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