

to let

Belmont Business Centre, 7 Burnett Street, Little Germany, Bradford



Various attractive office suites

32.51m² to 187.84m² (350sq.ft. to 2,022sq.ft.)

- Located in Little Germany close to the proposed Broadway Shopping Centre development.
- Various suites available including attractive ground floor accommodation.
- Available in individual suites or combinations thereof.

To view this property call the **Bradford** office on:

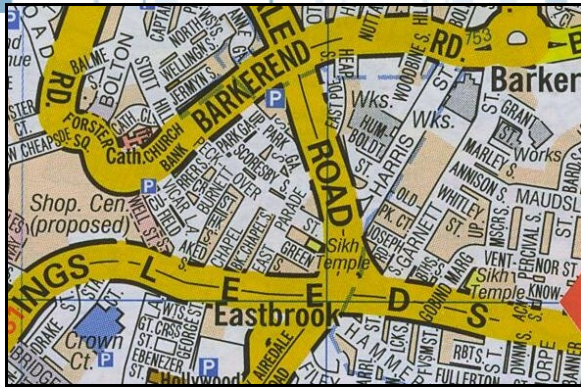
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Leeds: 0113 243 0101 Huddersfield: 01484 533151 Manchester: 0161 831 9444





location

The premises are situated on Burnett Street in Little Germany close to the Broadway Shopping Centre development and on the outskirts of Bradford city centre.

Little Germany lies within easy walking distance of the city centre and just off the Bradford inner ring road.

development

Belmont Business Centre is a stone built slated attractive Victorian Mill which has undergone extensive refurbishment to provide a variety of office accommodation.

accommodation

Suite 1 – Upper Ground Floor

Floor area 32.51m² (350sq.ft.)

Suite 2 – Lower Ground Floor

Floor area 72.18m² (777sq.ft.)

Suite 3 – 7a Burnett Street

Self contained suite with direct access from Burnett Street via an attractive glazed entrance. The suite comprises ground floor and mezzanine offices with the benefit of laminate flooring, full height entrance and attractive exposed stonework and beams.

Further accommodation is provided at lower ground floor comprising two offices.

Floor area 83.14m² (895sq.ft.)

Suite 1, 2 and 3 can be occupied individually or as combinations – full details upon request.

Subject to Contract

rateable value

Individual suites may require reassessment upon occupation – further details available upon request.

VAT

Please note all rentals are quoted exclusive of VAT (if applicable).

terms

The suites are available for a term to be agreed on new effective full repairing and insuring leases at rentals starting from £75 per week.

Full details of rentals are available upon request.

Rentals are exclusive and payable quarterly in advance.

legal costs

The ingoing tenant(s) will be responsible for all reasonable legal costs incurred.

viewing

By prior arrangement with the sole letting agents.

Eddisons
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File Ref: 711.1005a JOC

Amended November 2008

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