

First & Second Floor

The Wool Exchange, Hustlergate
Bradford
BD1 1RE

Leasehold: Nil Premium
Annual Rent: £25,000

Ref: 5469143

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KEY HIGHLIGHTS

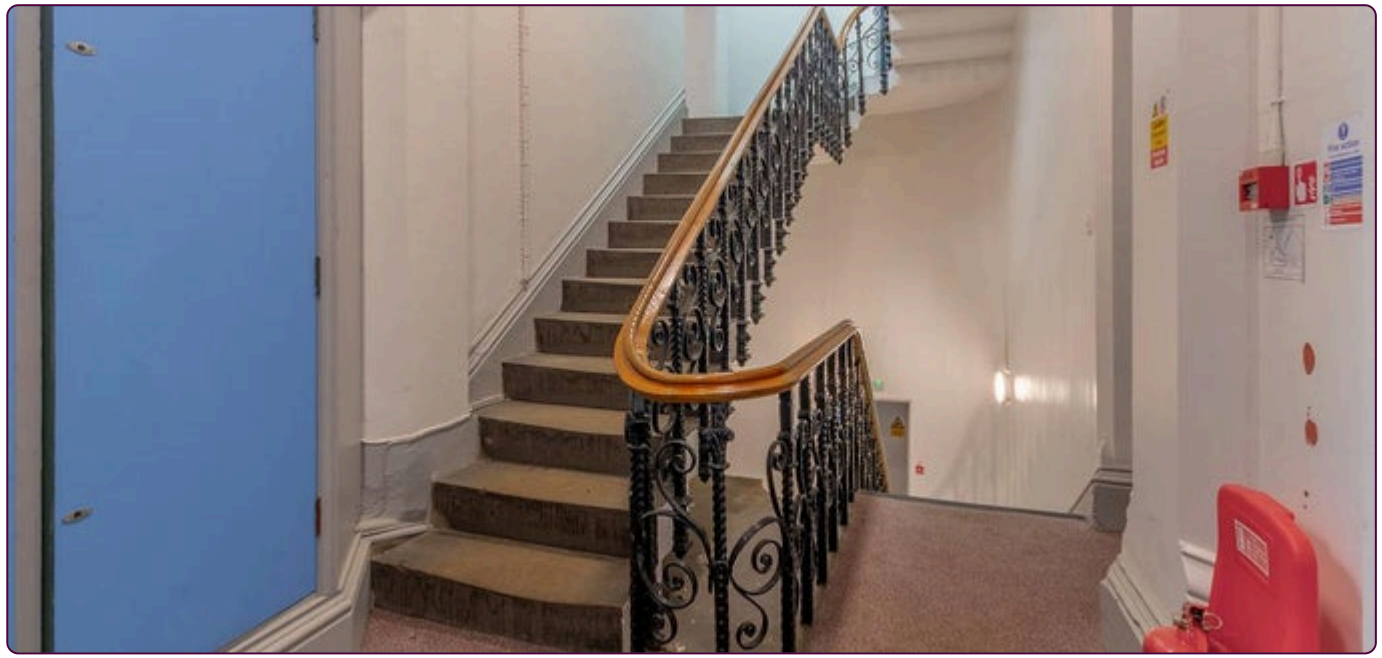
- New lease available
- 20 individual offices/treatment rooms
- Approximately 11,000 sq.ft
- City centre location
- Potential for a variety of uses
- Beautiful Grade II Listed building | Energy rating B



DESCRIPTION

The first and second floors of the Wool Exchange offer 20 individual rooms along with a kitchen and toilet facilities. A couple of the rooms are larger and a couple are ideal as reception spaces or larger meeting rooms.

The location is ideal, entering the building off the street to the north of the property next to Waterstones, the building has its own private staircase.



LOCATION

The Grade II Listed Wool Exchange is situated in the historic Bradford City Centre, just outside the Broadway Shopping Centre. It is 0.3 miles from the Bradford Interchange and a short walk (0.2 miles) from the Bradford Puddle in the centre of the city.

INTERNAL DETAILS

The first floor comprises of 14 offices, kitchen area, toilet facilities, connecting hallway and lift from the ground floor.

The second floor comprises of six offices, kitchen area, toilet facilities, hallways and lift.

THE OPPORTUNITY

This vacant commercial space is housed within the beautiful Grade II Listed Wool Exchange, located ideally in the centre of Bradford and is suitable for a variety of professions, including a dental surgery, medical practice, offices, or other business uses. It is a large area covering approximately 11,000 sq ft and retains many of the building's period features, such as staircases and windows.

TENANCY

New Lease on negotiable terms.

BUSINESS RATES

Confirmation of business rates payable should be obtained from the local authority.





















First Floor:
700Sq.MT/7534.74Sq.FT
Approx.



Second Floor:
331Sq.MT/3562.85Sq.FT
Approx.



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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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