

**GROUND FLOOR OFFICE SUITE
123M² (1,323 SQ. FT.)
ACTON HOUSE
SCORESBY STREET
BRADFORD**



- Situated in Little Germany Conservation Area close to Bradford Inner Ring Road.
- Suspended ceilings and wall mounted electric heaters.

TO LET £10,500 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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1. LOCATION:

The premises are situated on Scoresby Street, within fairly close proximity to its junction with East Parade, which is situated off the Shipley Airedale Road (A650), which forms part of the Bradford Inner Ring Road. The property is situated on the periphery of Little Germany Conservation Area, approximately ½ a mile east of Bradford city centre.

2. GENERAL DESCRIPTION:

The premises comprise part of the ground floor of a multi-storey residential property constructed in stone. The premises are accessed from a shared entrance from Scoresby Street with a platform lift.

The premises provide office accommodation with part carpeted and part laminate floor coverings, plastered and painted walls, suspended ceilings with timber double glazed windows and wall mounted electric heaters.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

Office	101.45m ² (1,092 sq. ft.)
Office	8.55m ² (92 sq. ft.)
Office/Store	7.90m ² (85 sq. ft.)
Store/Server Room	1.77m ² (19 sq. ft.)
WC	
Shower Room	
Kitchen	3.25m ² (35 sq. ft.)
TOTAL NET INTERNAL FLOOR AREA	122.92M² (1,323 SQ. FT.)

4. SERVICES

We understand the premises benefit from all mains services, other than gas. The property has some wall mounted electric heaters.

We have not examined any of the services in any detail and can make no warranty as to their effectiveness or otherwise.

5. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £11,500 (Offices and Premises).

The Uniform Business Rate for 2026/27 is £0.480. There is an additional lower rate for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should seek verification from the local authority to establish the actual amount payable.

6. LEASE TERMS:

The premises are offered to let on an effective full repairing and insuring lease for a minimum term of 3 years, at a rent of £10,500 per annum exclusive.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

7. EPC:

The property has an Energy Rating of D (90).

8. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ANDREW WARD MRICS
TEL:- 01274 307910**

Amended 29 April 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract.
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3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.