

**LOWER GROUND FLOOR OFFICE SUITE
2 BURNETT STREET
LITTLE GERMANY
BRADFORD**



125.8m² (1,354 sq. ft.)

- Situated in Little Germany Conservation Area close to Bradford Inner Ring Road.
- Attractive entrance to the corner of Burnett Street and Hick Street
- Lift access from ground floor entrance to lower ground floor accommodation
- Suspended ceilings and wall mounted electric heaters.

TO LET £9,950 PER ANNUM INCLUSIVE OF SERVICE CHARGE

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

T: 01274 307910 e: info@starkeys.co.uk

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1. LOCATION:

The property is located on Burnett Street, at its junction with Hick Street within the Little Germany Conservation Area. The surrounding area offers numerous residential buildings with interspersed commercial/office uses, and the Coroner's Court. The city centre, with its many amenities is located within walking distance.

On street pay and display car parking is available around the property.

2. GENERAL DESCRIPTION:

The premises comprise a lower ground floor office suite, forming part of a larger period building. The office accommodation has an attractive corner entrance at ground floor level, with lift access and a staircase to the lower ground floor.

The office accommodation is predominantly open plan, with a sizeable lightwell allowing natural light into the accommodation. A private office has also been partitioned, along with WC, staff and storage facilities.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

GROUND FLOOR

Entrance lobby

LOWER GROUND FLOOR

Office	113.71m ² (1,224 sq. ft.)
Staff room/kitchenette	5.68m ² (61 sq. ft.)
Store/boiler room	6.41m ² (69 sq. ft.)
WC	
WC	
TOTAL NET INTERNAL FLOOR AREA	125.80m² (1,354 SQ. FT.)

4. SERVICES

We understand the premises benefit from all mains services, other than gas. 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 £4,800 (Offices and Premises).

The Uniform Business Rate for 2025/26 is £0.499.

Interested parties should seek verification of the information provided.

6. LEASE TERMS:

The premises are offered to let on an effective full repairing and insuring lease for a term of years to be agreed at a rent of £9,950 per annum inclusive of service charge. The incoming tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

All figures quoted are exclusive of VAT if applicable.

7. EPC:

The property has an Energy Rating of B(48).

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

ASHLEY BOWLES MRICS
TEL:- 01274 307910

29 July 2025

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.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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.