

Starkeys

Chartered Surveyors

**FIRST & SECOND FLOOR OFFICES
184M² (1,977 SQ. FT.)
82-84 HORTON GRANGE ROAD
BRADFORD**

REDUCED RENT



- Prominent location on the corner of Woodhead Road and Horton Grange Road (A6177).
- PVC double glazed windows, suspended ceilings and gas central heating.
- Suitable for a variety of uses, including offices, beauticians, nail salon etc.

TO LET £13,500 PER ANNUM (YEAR 1)

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

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

T: 01274 307910

for a full list of properties go to www.starkeys.co.uk

Property Acquisitions, Sale & Letting, Property Management, Rent Reviews,
Lease Renewal, Investment, Valuation, Dilapidations, Rating, Healthcare.



Regulated by RICS

FIRST & SECOND FLOOR OFFICES
184M² (1,977 SQ. FT.)
82-84 HORTON GRANGE ROAD
BRADFORD

1. LOCATION:

The premises occupy a prominent location on the corner of Woodhead Road and Horton Grange Road (A6177), which forms part of the Bradford Outer Ring Road. To the north-east Woodhead Road leads to Bradford city centre, via Longside Lane, which is situated approximately 1 mile distant.

2. GENERAL DESCRIPTION:

The premises comprise first and second floor office accommodation, forming part of an end of terrace property constructed in stone with a pitched slate covered roof.

The premises are accessed from a shared entrance lobby at ground floor level from Woodhead Road. The first floor provides office accommodation which generally has carpeted floors, papered walls, suspended ceilings with recessed spotlighting, central heating radiators and PVC double glazed windows. There are also WC and kitchen facilities. The second floor provides office accommodation of a similar specification but with dormer windows or timber skylights.

The premises have the benefit of a fitted reception counter, conference table, various other tables and storage/filing cabinets.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:-

FIRST FLOOR

Reception Area/Office	12.26m ² (132 sq. ft.)
Kitchen	2.32m ² (25 sq. ft.)
WC	
Office	18.49m ² (199 sq. ft.)
Office	69.30m ² (746 sq. ft.)
Kitchen	4.74m ² (51 sq. ft.)
WC	
TOTAL FIRST FLOOR AREA	107.11M² (1,153 SQ. FT.)

SECOND FLOOR

Office	49.89m ² (537 sq. ft.)
Office	13.94m ² (150 sq. ft.)
Office	12.73m ² (137 sq. ft.)
TOTAL SECOND FLOOR AREA	76.56M² (824 SQ. FT.)

4. SERVICES:

We understand that the premises benefit from all mains services and have gas central heating and partial air conditioning. No tests have been carried out on any of the services and we are unable to comment upon their condition or capacity.

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 £8,100 (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 £13,500 per annum in the first year of the term, rising to £15,000 per annum in years 2 and 3.

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 E (104)

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.
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.