

Starkeys

Chartered Surveyors

**FIRST & SECOND FLOOR OFFICE ACCOMMODATION
227M² (2,446 SQ. FT.) TO 746M² (8,030 SQ. FT.)
THE WOOL EXCHANGE
HUSTLERGATE
BRADFORD**



- Situated in the heart of Bradford city centre with frontages to Hustlergate, Market Street and Bank Street.
- Gas central heating and passenger lifts.
- Suitable for alternative uses, including leisure, medical, restaurant, bar etc. subject to obtaining any necessary consents.

TO LET FROM £14,750 PER ANNUM

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

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RICS Regulated by RICS

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BRADFORD

1. LOCATION:

The Wool Exchange is situated in the heart of Bradford city centre, having frontages to Hustlergate, Market Street and Bank Street, within fairly close proximity to the Broadway Shopping Centre. Several multiple retailers are represented nearby and the property benefits from good transport links.

2. GENERAL DESCRIPTION:

The Wool Exchange is a Grade I listed building constructed in sandstone with multi-pitched slate covered roofs.

Access to the office accommodation is provided from the Hustlergate frontage by a large open entrance hall with the benefit of a passenger lift. Alternative access is provided from beneath the clock tower.

The first and second floor provides general offices and numerous smaller individual offices which generally have carpeted floors, painted walls and ceilings, fluorescent lighting, timber sash windows and central heating radiators. There are also communal WC facilities at both first and second floor levels.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

FIRST FLOOR

Suite 1.01	71.72m ² (772 sq. ft.)
Suite 1.02	69.12m ² (744 sq. ft.)
Suite 1.03	23.23m ² (250 sq. ft.)
Suite 1.04	35.02m ² (377 sq. ft.)
Suite 1.05	81.10m ² (873 sq. ft.)
Suite 1.06	17.28m ² (186 sq. ft.)
Suite 1.07	17.56m ² (189 sq. ft.)
Suite 1.08	63.64m ² (685 sq. ft.)

Suite 1.09	140.09m ² (1,508 sq. ft.)
TOTAL FIRST FLOOR AREA	518.76M² (5,584 SQ. FT.)

SECOND FLOOR

Suite 2.03	134.98m ² (1,453 sq. ft.)
Suite 2.04	16.81m ² (181 sq. ft.)
Suite 2.05	34.37m ² (370 sq. ft.)
Suite 2.06	16.81m ² (181 sq. ft.)
Suite 2.07	24.25m ² (261 sq. ft.)
TOTAL SECOND FLOOR AREA	227.22M² (2,446 SQ. FT.)
TOTAL OVERALL NET INTERNAL FLOOR AREA	745.98M² (8,030 SQ. FT.)

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the properties are subject to the following assessments:

Suite 1.01 - Rateable Value £4,300 (Offices and Premises)
Suite 1.02 - Rateable Value £4,100 (Offices and Premises)
Suite 1.03 - Rateable Value £2,300 (Offices and Premises)
Suite 1.04 - Rateable Value £3,000 (Offices and Premises)
Suite 1.05 - Rateable Value £4,850 (Offices and Premises)
Suite 1.06 - Rateable Value £1,800 (Offices and Premises)
Suite 1.07 - Rateable Value £1,800 (Offices and Premises)
Suite 1.08a - Rateable Value £1,800 (Offices and Premises)
Suite 1.08b - Rateable Value £1,800 (Offices and Premises)
Suite 1.08c - Rateable Value £1,800 (Offices and Premises)
Suite 1.08d - Rateable Value £980 (Offices and Premises)
Suite 1.09 - Rateable Value £6,100 (Offices and Premises)
Second Floor - Rateable Value £10,750 (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.

5. LEASE TERMS:

The premises are offered to let on an effective full repairing and insuring lease for a term to be agreed, at the following rents:

First Floor - £33,500 per annum

Second Floor - £14,750 per annum

The above rents are exclusive of rates, utilities, service charge and other outgoings and payable quarterly in advance.

Consideration may be given to letting the premises on an individual room by room basis. Further details are available on request.

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

6. EPC:

As the premises are a Grade I Listed, an EPC is not required.

7. 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 30 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.