

Starkeys

Chartered Surveyors

**HIGH QUALITY OFFICE ACCOMMODATION
169M² (1,823 SQ. FT.)
SUITE 10B FIRST FLOOR
LISTER COURTYARD
LISTER MILL
BEAMSLEY ROAD
BRADFORD**



- Modern spacious accommodation
- On-site car parking with automatic barrier
- Gas central heating

TO LET - £14,400 PER ANNUM

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 office accommodation forms part of Lister Mill which is situated on the corner of Scotchman Road, Heaton Road and Beamsley Road, with access to the site being from the latter. Heaton Road is situated off Lilycroft Road/Oak Lane, which to the east leads to Keighley Road (A650), one of the main roads leading to and from Bradford city centre, which is situated approximately 2 miles south-east of the premises.

2. GENERAL DESCRIPTION:

The premises form part of a substantial mill building comprising accommodation at first floor level. On-site car parking is available with a controlled barrier access. Additional off-street parking is available in Beamsley Road, which is free of charge.

The accommodation provides an open plan office with meeting rooms and benefits from a passenger lift, communal toilets and central heating.

3. ACCOMMODATION:

The premises have an approximate net internal floor area of **169.36m² (1,823 sq. ft.)**

4. SERVICES:

The premises benefit from all mains services and have gas central heating. 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 local 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 £10,250 (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 term to be agreed, at a rent of £14,400 per annum exclusive of rates (if payable), utilities, service charge and other outgoings and payable quarterly in advance.

Each party is to be responsible for their own legal fees incurred in connection with the transaction.

7. EPC:

The property has an Energy Rating of D (97)

8. VIEWING AND FURTHER INFORMATION:

By appointment through the joint sole agents:

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

**TEL: 01274 307910
ANDREW WARD**

**WALKER SINGLETON
RAVEN HOUSE
VALLEY ROAD
BRADFORD
BD1 4SJ**

**TEL: 01274 452000
PAUL DIAKIW**

14 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.