

TO LET  
SUPERB OFFICES

  
Eddisons

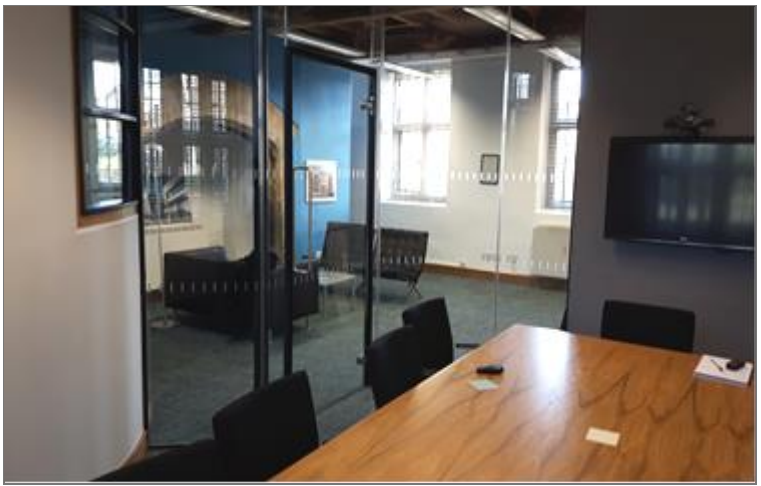
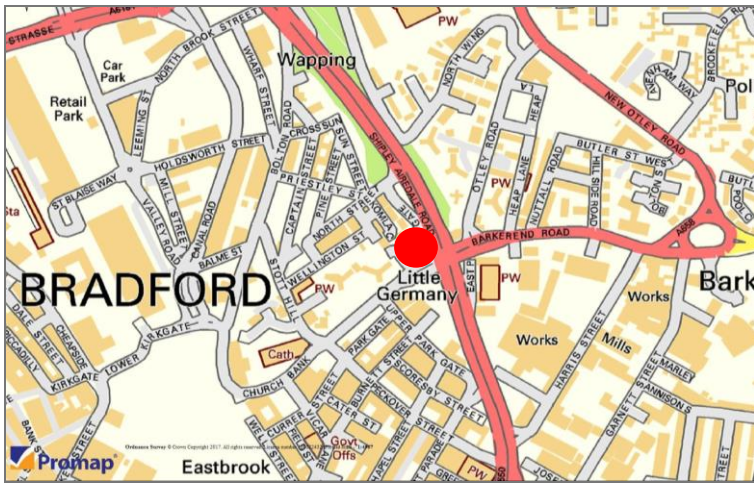


## THE PAPER HALL (HOUSE BODY AND UPPER WING), ANNE GATE, BRADFORD, BD1 4EQ

RENTAL UPON APPLICATION

- \ Historic landmark building within walking distance of the city centre.
- \ Prominent corner position fronting the Shipley Airedale Road and Church Bank.
- \ Flexible office accommodation with car parking.

AVAILABLE SPACE  
273.13m<sup>2</sup> (2,939sq ft)



## LOCATION

The property is situated on Anne Gate enjoying a prominent frontage to Church Bank at its junction with Shipley Airedale Road which leads onto Canal Road.

The city centre and Broadway Shopping Centre are a short distance away with Bradford Forster Square Train Station and Bradford Interchange Bus and Train Station also within walking distance.

## DESCRIPTION

The Paper Hall comprises an historic three storey Grade II Listed stone building constructed in 1643 and has been tastefully refurbished to provide modern day office accommodation.

The Upper Wing and House Body provides attractive private and general offices and benefits from a ground floor feature reception area and meeting room.

Kitchen and toilet/shower room facilities are available.

UNIT	M <sup>2</sup>	SQ FT
<b>Upper Wing and House Body</b>		
Second Floor	34.04	366
First Floor	126.47	1361
Ground Floor	112.62	1212
<b>Total Floor Area (approx.)</b>	<b>273.13</b>	<b>2,939</b>

The Paper Hall is served by its own car park with additional on street parking available in the surrounding streets.

## RATEABLE VALUE

**Ground Floor and Upper Wing**  
Description / Offices and Premises  
Rateable value / £6,000

**First Floor Upper Wing**  
Description / Offices and Premises  
Rateable value / £12,195

**Second Floor Upper Wing**  
Description / Offices and Premises  
Rateable value / £3,317

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The accommodation is available on an internal repairing and insuring lease basis.

Rental – upon application.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 01274 734101  
Email / john.padgett@eddisons.com  
Email / matthew.jennings@eddisons.com

**SUBJECT TO CONTRACT**  
FILE REF / 731.3947A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 01274 734101

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:  
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request

  
**Eddisons**