



# Shire House

Harris Street Bradford BD1 5HQ

ONLY ONE FLOOR REMAINING



Newly Refurbished

Prime Location

Prestigious Office Accommodation

4,228 sq ft (398.142 sq m)



# Bradford

The City of Bradford has a Local Authority population in the order of 530,000. It forms part of the West Yorkshire conurbation, which is the fourth largest urban area in the United Kingdom. Bradford is situated approximately 200 miles north of London, 9 miles west of Leeds and 38 miles east of Manchester. The city benefits from its own motorway spur (M606) which provides excellent vehicular links to the M62 and the larger motorway network. Leeds Bradford Airport is approximately 8 miles to the north and direct trains run from Bradford Interchange to London.



## Prestigious Office Accommodation...

Shire House is a modern high specification office building, constructed in 2006, to the highest standard and benefitting from on-site private car parking facilities as well as excellent visibility and communications.

Winner of the Best Commercial Building in the Bradford District Design Awards

## Specification

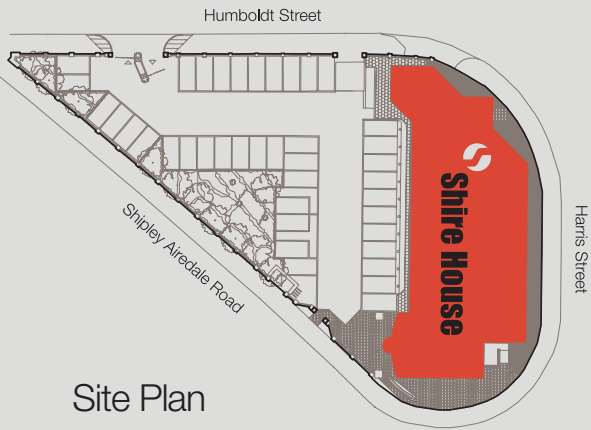
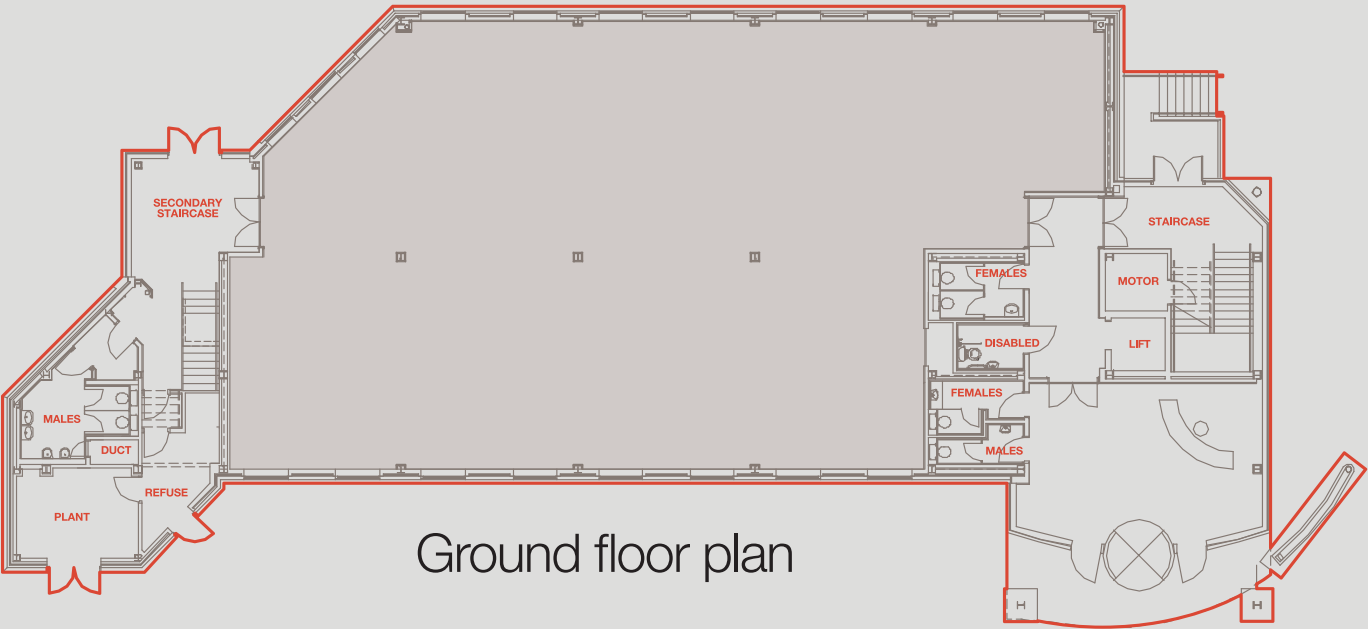
- Open floorplan areas
- Full access raised floors
- Quality carpeting
- 24-hour building and car park monitored CCTV
- Suspended ceilings
- Recessed lighting – to LG3 standards
- DDA compliant
- Comfort cooled
- Toilet facilities on each level
- Passenger lifts to all floors
- Extensive landscaping
- On-site car parking for approximately 39 vehicles in a barrier controlled private car park





# Accomodation

Floor	SQ.FT.	SQ.M.
Ground	4,288	398.14
First	Let to CTM Ltd	
Second	Let to CTM Ltd	
Third	Let to Maximus UK Ltd	
Fourth	Let to CTM Ltd	
Total	4,288	398.14



## Terms

The property is available to let on a new full repairing and insuring basis on a floor by floor basis for a term of years to be agreed.

## VAT

All rents, service charges etc. will be subject to VAT at the prevailing rate.

## Energy Peformance Certificate

The Energy Performance Rating is:-

Ground Floor C - 68

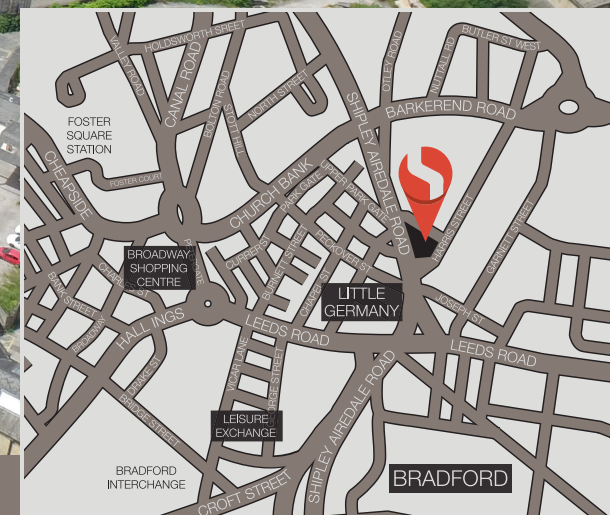






## Prime Location

Shire House occupies a prominent location, fronting onto the Shipley Airedale Road (A650), close to its junction with Harris Street, on the eastern periphery of Bradford City Centre. The property is directly opposite the Little Germany Conservation Area, and is close to the very busy junction of the A650 with the A6181 (Leeds Road). Vehicular communications are excellent. The A650 ultimately becomes Wakefield Road and provides access to both the M606 (via Bradford Outer Ring Road) and M62/M621 junction. Leeds Road (A6181) gives access not only into the City Centre, but also to the east to Leeds Ring Road and ultimately Leeds City Centre. Broadway Shopping Centre and the remainder of the City Centre are all within easy walking distance.



### MISREPRESENTATION ACT 1969

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## Viewing

Strictly by prior appointment with the joint letting agents:-

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