



Conditioning House

, Cape Street , Bradford, BD1 4QG

Rental £1,760 pcm

2 bedroom Land (Commercial) available 20 June 2023

11 Southbrook Terrace, West End, Bradford,
BD7 1AD

rentals@smartmovesgroup.com

[Opening Times](#)

Mon 09.00 - 17.00; Tues 09.00 - 17.00

* Unfurnished

Situation

Conditioning House is an award-winning development by Priestley Homes comprising 165 apartments and a gymnasium situated within a former Victorian woollen mill. The property itself comprises part ground floor that has been refurbished to provide good quality office accommodation and includes the following:

- On site night security 7-days per week
- Communal atrium break-out area
- On-site gymnasium coming Late 2023
- Access raised floors
- Suspended ceilings etc.

Accommodation Entrance & Lobby leading to Office Suite 1 44.51 Sq.m office Suite 2 126.10 Sq.m Kitchen 7.84 Sq.m WC Facilities Disabled WC Total Approx Net 1921 Sq.m Internal Floor Area Rating Assessment The Uniform business rate for 2023/24 is 51.2 pence in the £ Due to transitional relief provisions and personal circumstance of prospective tenants, interested parties are advised to check with the Bradford Authority as to their current rates liability.

All measurements are approximate.

Further Information

The deposit required is £0

The landlord is willing to rent this home to Company

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 60 Months

Accommodation

Property Ref: inst-9852

Creation Date: 20/06/2023

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Smart Property Management Ltd, 2023. Smart Property Management Ltd Registered in England No. 05462675