

lot 45

City Exchange, Hall Ings
Bradford, West Yorkshire BD1 5SG

Vacant Possession

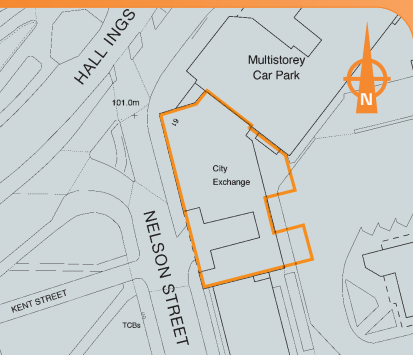
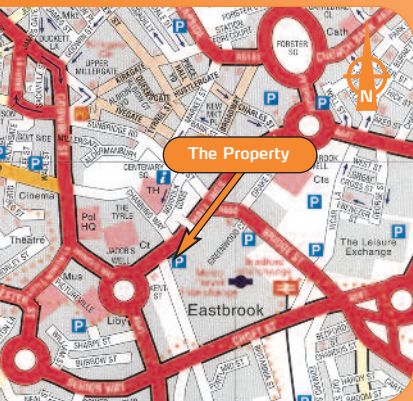
Substantial Office Building with Potential

- 5,248.39 sq m (56,494 sq ft) offered with Vacant Possession
- Prominent landmark building within Bradford city centre

- Future development potential (subject to consents)
- Rights to on-site parking



On Behalf of
Joint LPA
Receivers



Location

Miles: 10 miles west of Leeds
8 miles north-east of Halifax
37.5 miles north-east of Manchester
Roads: M606, M62, A6177, A650
Rail: Bradford Interchange Rail
Air: Leeds Airport

Situation

The property is prominently situated within the city centre on the southern side of Hall Ings opposite Bradford's City Hall and adjacent to The Bradford Exchange providing train, bus and coach services to West Yorkshire and all parts of the UK. The property is also located within a short walk of Bradford's new Centenary Square/City Park offering a variety of bars, cafés and restaurants.

Description

The property comprises a seven storey office building with ground floor reception, basement storage accommodation. In addition to the main building, there is a two storey annex. The property also benefits from rights to 73 car parking spaces, of which 44 are available during office hours only.

Tenure

Virtual Freehold. Held from West Yorkshire Combined Authority for a term of 999 years from 01/01/2002 until 31/12/3001 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewings

There will be a **block viewing** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson. Telephone: +44 (0)20 7034 4861.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant
Basement	Storage	405.44 sq m (4,364 sq ft)	VACANT POSSESSION
First	Office	574.88 sq m (6,188 sq ft)	
Second	Office	761.12 sq m (8,193 sq ft)	
Third	Office	629.61 sq m (6,777 sq ft)	
Fourth	Office	631.02 sq m (6,792 sq ft)	
Fifth	Office	646.22 sq m (6,956 sq ft)	
Sixth	Office	634.69 sq m (6,832 sq ft)	
Seventh	Office	633.49 sq m (6,819 sq ft)	
Annex (Ground)	Office	137.13 sq m (1,476 sq ft)	
Annex (First)	Office	194.79 sq m (2,097 sq ft)	
Totals		5,248.39 sq m (56,494 sq ft)	

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

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