

**Lot 18, JobCentre, Westfield House, 85 Manningham Lane, Bradford,
West Yorkshire BD1 3BE**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



**Freehold Substantial Office Investment and Undeveloped Land with Residential Development Potential
(Subject to Consents)**

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Property Information

Freehold Substantial Office Investment and Undeveloped Land with Residential Development Potential (Subject to Consents)

- Let to The Secretary of State for Communities and Local Government until 2024
- Substantial Office Building with Car Parking
- Includes a parcel of land 0.32 Acres (0.12 Hectares) with Development potential (subject to consents)
- Prominent location approximately 600 metres from Bradford Foster Square Railway Station

Auction 17/Feb/2022	Lot 18
Status Available	Rent £128,465 per Annum Exclusive
Auction Venue Live Streamed Auction	Sector Office

Location

Miles	8 miles west of Leeds, 30 miles north-east of Manchester
Roads	A650, A6177, M606, M62
Rail	Bradford Interchange, Bradford Forster Square Railway Stations
Air	Leeds Bradford Airport

Situation

The property is prominently situated on the west side of the busy Manningham Lane between Hanover Square and Victoria Street, approximately 600 metres from Bradford Foster Square Railway Station and The Oastler Shopping Centre and Market.

Tenure

Freehold.

Description

The property comprises a substantial 4 storey office building with a car park and undercroft car parking. The office building benefits from significant frontages to three roads and may be suitable for possible future residential conversion (subject to consents).

In addition to the office building, the property comprises a parcel of L shaped land, subject to vacant possession, equating to approximately 0.32 Acres (0.12 Hectares) which may be suitable to increase car parking or residential or commercial development (subject to consents).

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

EPC

Band C. See legal pack.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x	Review/ (Reversion)
Ground	Office	448.95 sq m	(4,833 sq ft)	THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT t/a Job Centre Plus	6 years from 24/09/2018 on a full repairing and insuring lease	£128,465	(23/09/2024)
First	Office	664.71 sq m	(7,155 sq ft)				
Second	Office	670.67 sq m	(7,219 sq ft)				
Third	Office	670.20 sq m	(7,214 sq ft)				
Land	Unused	0.32 Acres	(0.12 Hectares)	VACANT POSSESSION	-	-	-
Total Approximate Floor Area		2,454.53 sq m	(26,421 sq ft) (1)			£128,465	

(1) The floor areas stated above have been taken for the Valuation Office Agency website. www.voa.gov.uk

(2) 1) The property is let for a term of 6 years from 24th September 2018 by virtual of a Reversionary lease from 1st April 2022 until 31st March 2024. The current rent reserved under the terms of the lease is £128,465 per annum exclusive. The tenant is currently benefiting from a rent concession of £64,232 per annum exclusive for 10 months from completion of the Reversionary lease.

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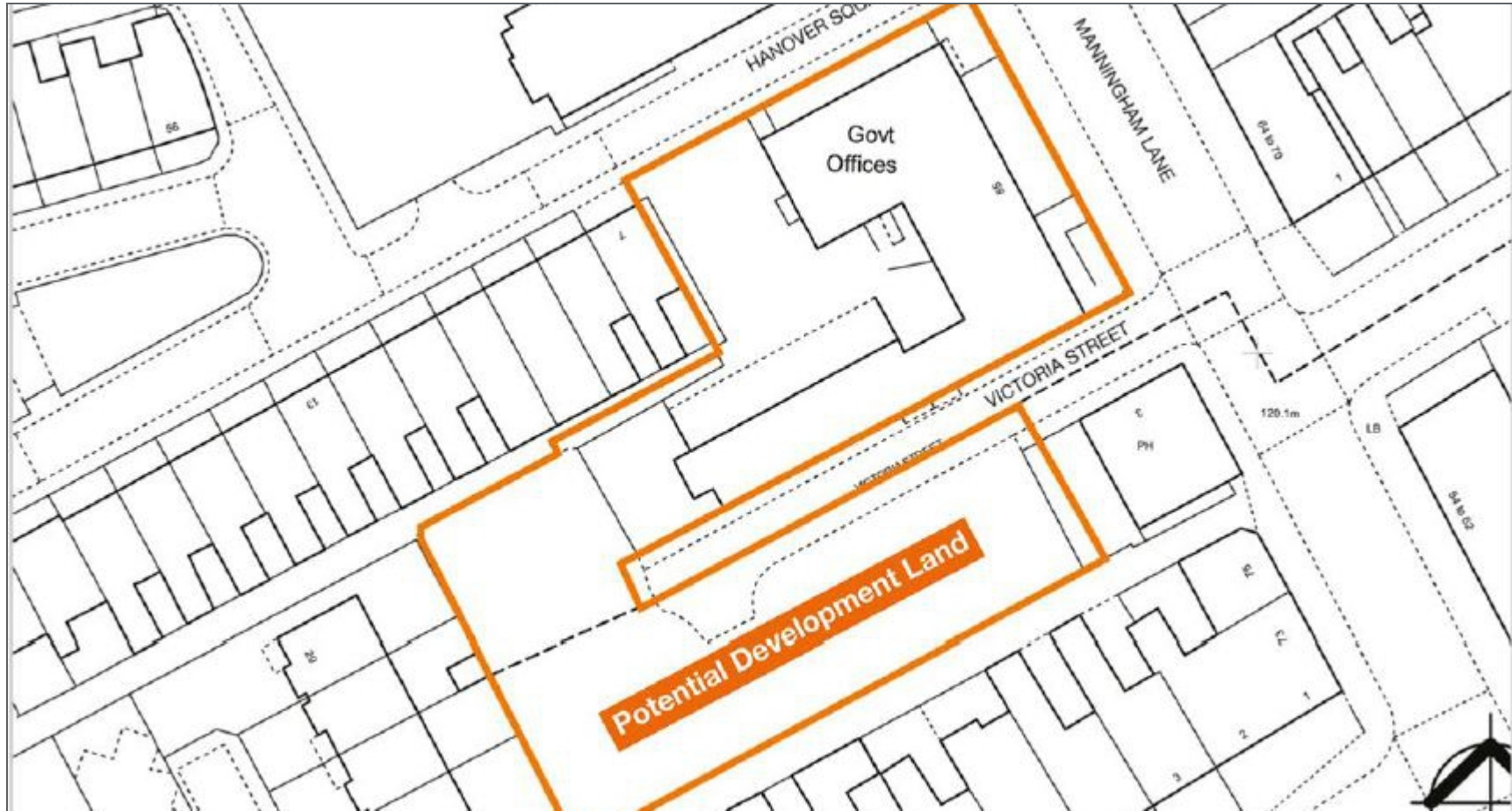
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