

# TO LET

Quality City Centre  
Refurbished  
Offices

THE  
WOOL  
EXCHANGE  
HUSTLERGATE  
BRADFORD  
BD1 1RE



- Grade I Listed Venetian Gothic Style Building
- Recently Refurbished Mixed-use Premises
- City Centre Location
- Excellent Office Suites From 250 sq ft Available
- Impressive Full Height Glazed Entrance & Feature Staircase

May 2016

08449 02 03 04  
[gva.co.uk/150](http://gva.co.uk/150)

## Location

The Wool Exchange is situated at the heart of Bradford city centre's retail and commercial core, occupying a prominent site bordered by Market Street, Hustlergate and Bank Street. The property is well served by public transport with Bradford Forster Square Rail Station just 400 meters to the north and Bradford Rail and Bus Interchange just 500 meters to the south. The city also benefits from good access to the motorway network M606.

The property lies immediately adjacent to the Westgate Shopping Centre development which will significantly benefit the area once completed.

## Description

The Wool Exchange is Grade I Listed and Venetian Gothic in style, constructed in 1864 by Lockwood & Mawson, with three main elevations and a prominent clock tower to the north end.

The lower ground and ground floor provide retail and leisure units while the central area of the building is demised to Waterstone's.

Other occupiers include Makin Dixon Solicitors, Cloud 2, Hays Personnel Services, Lloyds TSB, and Thorntons.

The office accommodation is arranged over first and second floors with a part mezzanine level and wraps around the exterior of Waterstone's demise. The offices are accessed via an impressive full height glazed entrance with a feature staircase and benefit from the following specification:

- Comfort cooling to some suites
- LG7 Lighting
- Full redecoration
- Kitchen & break out area
- Carpeted throughout
- Passenger Lift

## Accommodation

The subject premises following internal areas;

Floor	Area (sq ft)	Area (sq m)
First Floor	5,709	530.4
Second Floor	1,747	162.3

Smaller suites from 250 sq ft are available and further details should be obtained from the agents.

## Tenure/Terms

The accommodation is available to let by way of a new effectively full repairing and insuring lease on terms to be agreed at a quoting rent of £7.50 per sq ft exclusive of rates, service charge and other outgoings.

## Services

We understand that all mains services are available to the site.

## Business Rates

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal Fees

Each party is responsible for their own legal fees incurred in the transaction.

## VAT

VAT, if applicable, will be payable on the purchase price.



For further information or an appointment to view please contact:

**Matthew Tootell**

T: 0113 280 8056

E: [matthew.tootell@gva.co.uk](mailto:matthew.tootell@gva.co.uk)

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