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8,800 SQ FT AVAILABLE NOW

# ALDERMANBURY HOUSE

A MODERN, HIGH QUALITY 4TH FLOOR OFFICE SUITE

GODWIN STREET  
BRADFORD BD1 2ST

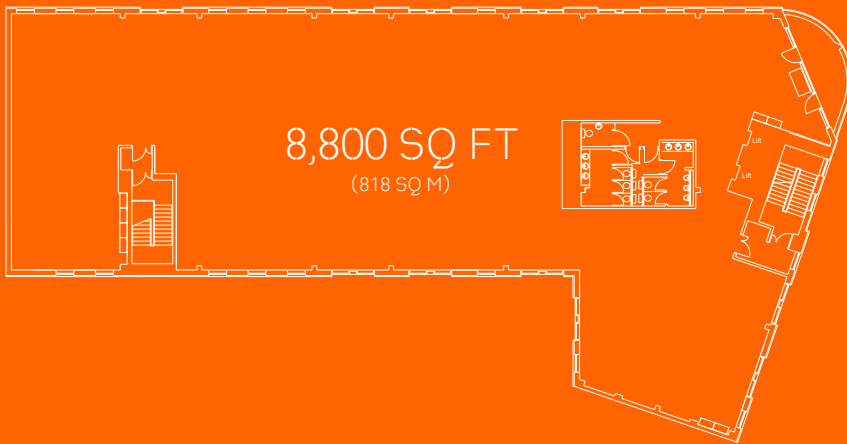
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SPECIFICATION

THE OFFICE SUITE  
COMPRISES APPROX.  
8,800 SQ FT ON A SINGLE  
FLOOR AND PROVIDES A  
HIGHLY FLEXIBLE AND  
EFFICIENT WORKING  
ENVIRONMENT.



AVAILABLE SPACE



Accessed from a fully refurbished contemporary building reception.

The suite benefits from excellent natural light and includes the following features:

Four pipe fan coil air-con



Full access raised floor



New LED lighting



Fully carpeted (new)



New suspended ceiling



2x passenger lifts



Fully DDA compliant



High quality WC facilities



A number of car parking spaces in the property's secure basement car park are available with this suite.



ALDERMANBURY  
HOUSE

LOCATION

ALDERMANBURY HOUSE IS  
LOCATED IN THE HEART OF  
BRADFORD CITY CENTRE,  
OVERLOOKING CITY PARK.

- The building fronts Godwin Street (A6181), making it very accessible by car.
- Bradford Interchange and Bradford Forster Square Stations are both within short walking distance, making the building very accessible by train too.

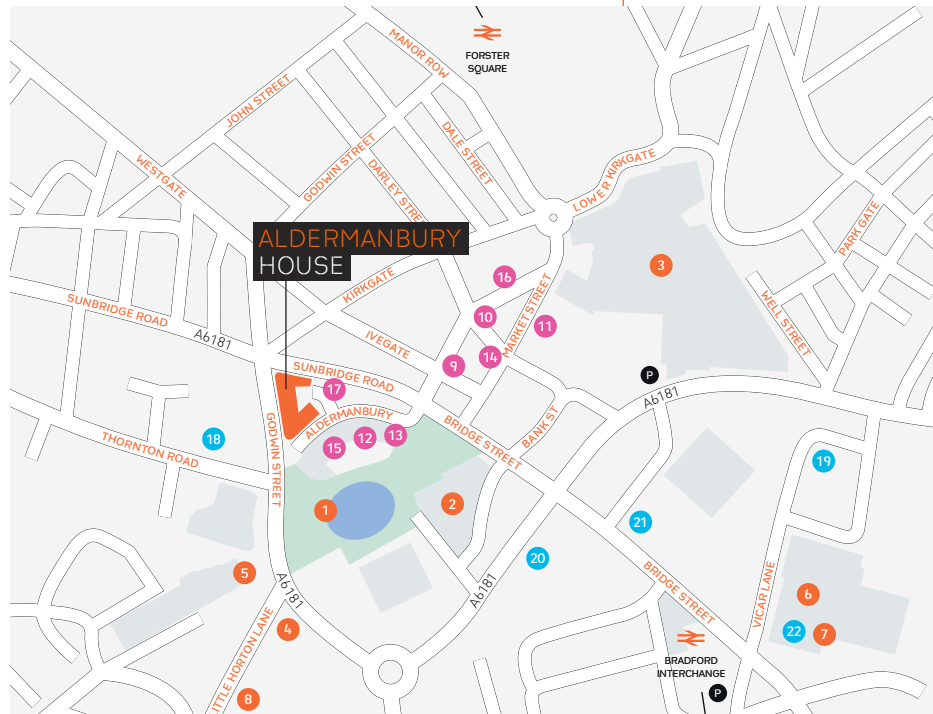




ALDERMANBURY HOUSE

AMENITIES

ALDERMANBURY HOUSE'S PRIME LOCATION WITHIN BRADFORD CITY CENTRE MEANS TENANTS HAVE ACCESS TO A NUMBER OF HIGH-QUALITY AMENITIES NEARBY.



Leisure

- 1 City Park
- 2 Town Hall
- 3 The Broadway
- 4 Science & Media Museum
- 5 Alhambra
- 6 Cineworld
- 7 Hollywood Bowl
- 8 Bradford Ice Arena

Food & Drink

- 9 Lefteris
- 10 Tiffin Coffee
- 11 Pret
- 12 JD Wetherspoon
- 13 Nando's
- 14 Caffè Nero
- 15 Starbucks
- 16 City Vaults
- 17 Tesco Express

Hotels

- 18 Leonardo Hotel
- 19 Premier Inn
- 20 The Bradford Hotel
- 21 Great Victoria Hotel
- 22 Holiday Inn Express

ALDERMANBURY  
HOUSE

## TERMS

This high-quality 4th floor office suite is available by way of a new full repairing and insuring Lease for a term of years to be agreed. Quoting rent available on request.

## EPC

Aldermanbury House has an EPC rating of C(65). The certificate is available upon request.

## BUSINESS RATES

The 4th floor office suite has a rateable value of £48,028 (according to 2023 rating list). All interested parties are advised to make their own enquiries.

## FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agents:



**Clem McDowell**  
clemmcdowell@cartertowler.co.uk

**Richard Fraser**  
richardfraser@cartertowler.co.uk



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