

Energy Performance Certificate HM Government
Non-Domestic Building

FIRST FLOOR OFFICE
31 Ivegate
BRADFORD
BD1 1SQ

Certificate Reference Number:
0940-2941-0392-8211-0054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ Not zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

244 This is how energy efficient the building is.

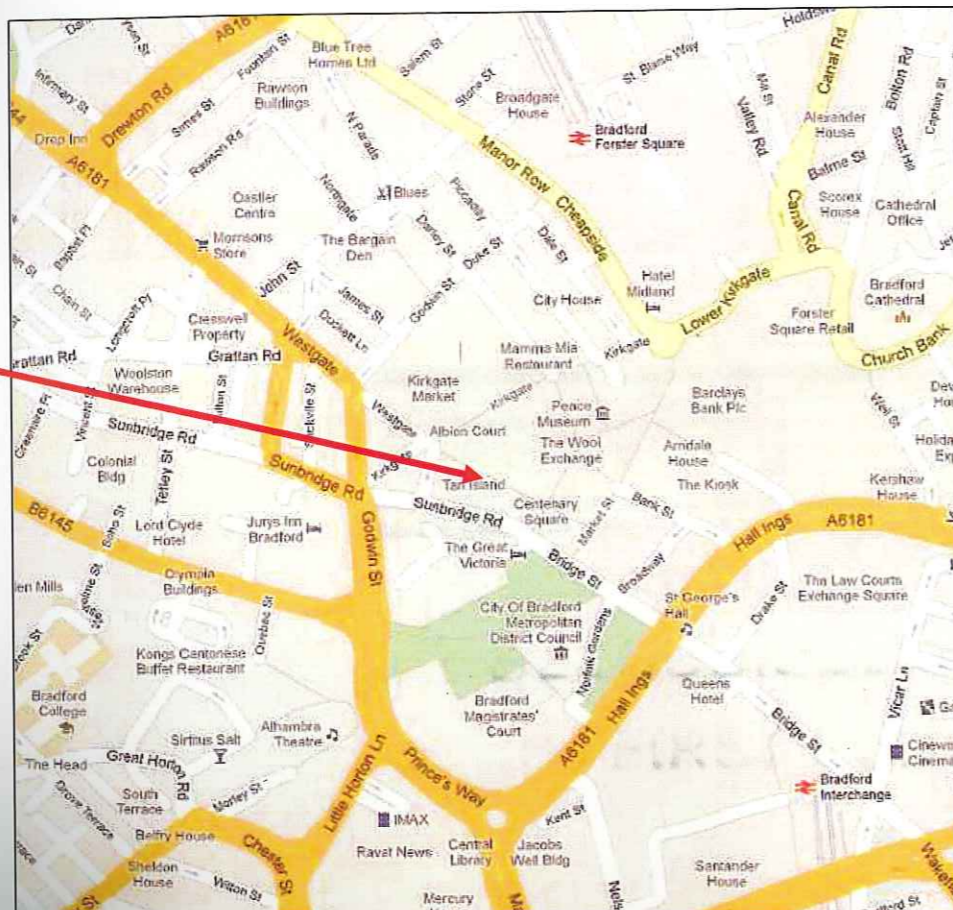
Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 74
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 160.82

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built
70 If typical of the existing stock



Surveyors & Property Consultants

TO LET

31A IVEGATE, BRADFORD

**REFURBISHED AFFORDABLE
FIRST FLOOR OFFICE
815 sq ft (75.72 sq m)**

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Location

Ivegate is fully pedestrianised and forms a link between the prime shopping areas of Kirkgate and Market Street.

The property occupies a prominent position in the centre of Ivegate with nearby occupiers including British Heart Foundation, Wallace Arnold, Costa, Lloyds TSB, Poundworld and Subway.

Description

The property is a three storey Victorian stone fronted building set under a pitch slate roof.

The available suite is situated on the first floor, accessed via a stair case from a separate entrance off Ivegate.

The suite has recently undergone refurbishment to provide an attractive office which benefits from the following:

- New Carpeting
- New suspended ceiling
- Catt II Lighting
- Wall mounted electric heaters
- Kitchenette
- Good level of natural light

Accommodation

The property has a net internal area of 815 sq ft (75.72 sq m)

Rent and Terms

The suite is available on an effective full repairing and insuring lease for a period to be agreed at a quoting rent of £4,000 per annum exclusive of rates, service charge and VAT. Incentives are available to incoming Tenants.

Rateable Value

We are informed by the Local Authority that the suite has a rateable value of £5,600. Interested parties are advised to contact the Business rates department as they may qualify for rate relief on the suite.

Service charge

A service charge is levied to cover the cost of the management and maintenance of the common areas of the building.

Legal Fees

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

SUBJECT TO CONTRACT

Viewing

To arrange a viewing or for further information contact the sole agent Gina Korszanski at AWS on 0113 2351362

