

SUPERB ICONIC GRADE II LISTED OFFICE BLOCK

FOR SALE



**THE PAPER HALL, ANNE GATE, BRADFORD
BD1 4EQ**

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Eddisons

The Paper Hall, Anne Gate

Bradford, BD1 4EQ



Tenure

For Sale



Property Type

Office



Price

Upon application



Size

456.80sq m (4,916sq ft)



Location

Bradford, BD1 4EQ



Property ID

731.3947a

For Viewing & All Other Enquiries Please Contact:

MATTHEW JENNINGS MRICS
Director

matthew.jennings@eddisons.com
01274 734101

HARVEY BLAND
Graduate Surveyor

harvey.bland@eddisons.com
01274 734101

Property

The Paper Hall comprises an historic three storey Grade II Listed stone building constructed in 1643 and has been tastefully refurbished to provide modern day office accommodation.

The Lower Wing provides high quality office space as well as attractive reception and boardroom.

The Upper Wing and House Body provides attractive private and general offices and benefits from a ground floor feature reception area and meeting room.

Kitchen and toilet/shower room facilities are available.

The Paper Hall is served by its own car park with additional on street parking available in the surrounding streets.

Area	m ²	ft ²
Lower Wing	183.67	1,977
Total approx NIA	183.67	1,977
Upper Wing and House Body		
Second Floor	34.04	366
First Floor	126.47	1,361
Ground Floor	112.62	1,212
Total approx NIA	456.80	4,916

Energy Performance Certificate

An EPC has been commissioned.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Ground Floor

Lower Wing / Offices and Premises / £3,750

Upper Wing / Offices and Premises / £6,400

First Floor

Lower Wing / Offices and Premises / £7,500

Upper Wing / Offices and Premises / £11,500

Second Floor

Lower Wing / Offices and Premises / £4,800

Upper Wing / Offices and Premises / £4,000

Terms

The property is available **For Sale** with full vacant possession.

Price

Price - upon application

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

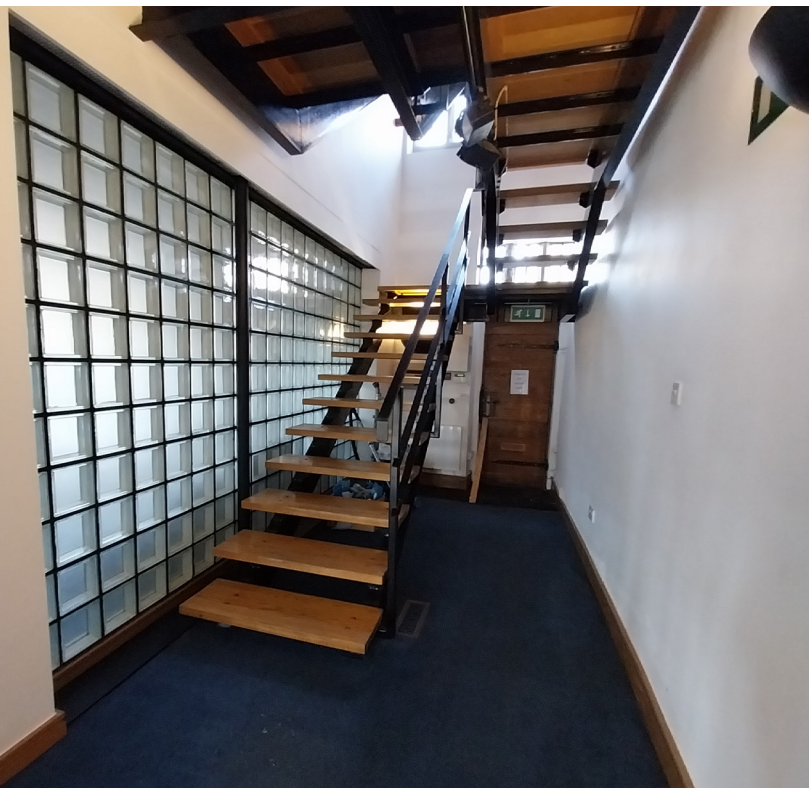
The property is situated on Anne Gate enjoying a prominent frontage to Church Bank at its junction with Shipley Airedale Road which leads onto Canal Road.

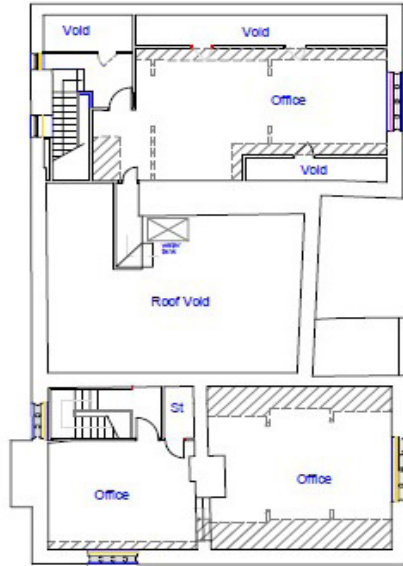
The city centre and Broadway Shopping Centre are a short distance away with Bradford Forster Square Train Station and Bradford Interchange Bus and Train Station also within walking distance.



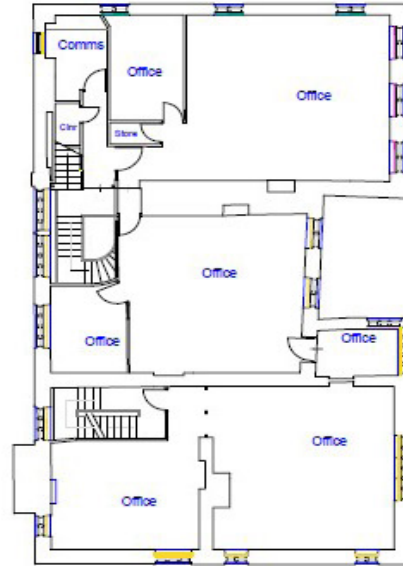




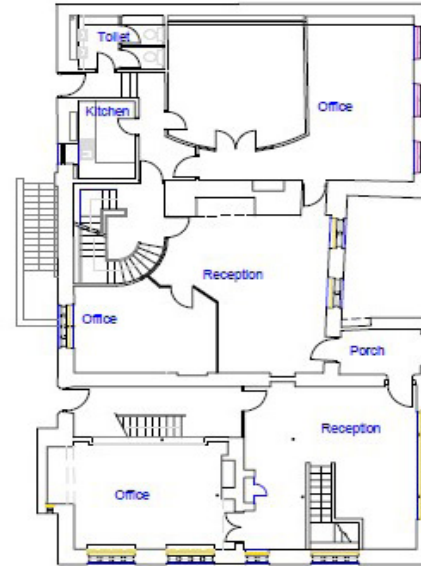




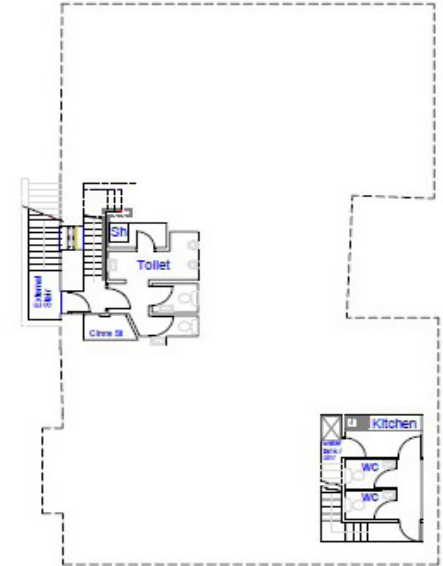
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



BASEMENT PLAN

THE PAPER HALL - FLOOR PLANS

Floor Areas

Floor areas noted below are internal floor areas including all stair wells, internal partitions and floor areas with limited headroom (less than 1900mm).

Upper Wing	80m ²
Second Floor	152m ²
First Floor	145m ²
Ground Floor	27m ²
Basement	
Lower Wing	70m ²
Second Floor	85m ²
First Floor	85m ²
Ground Floor	19m ²
Basement	

Key to Glazing

- Existing Double Glazing (Sealed Units)
- Windows With Existing Secondary Glazing
- Proposed Addition of New Secondary Glazing

Installed Under Original Listed Building Consent

GLR Architects LLP	
The Paper Hall Anne Gate Bradford West Yorkshire BD1 4EG	Tel: 01274 624800 Fax: 01274 624800 e-mail: mail@glr-architects.co.uk
Drawing Name	
As Built	
Main Contractor	
-	
Client	
-	
Project	
The Paper Hall Anne Gate Bradford	
Title	
Proposed Secondary Glazing	
Date	
Re-Drawn March 2000	-
Drawn	Checked
-	-
Scale	CAUTION SCALE
1:100@A1	-
Draw No	Rev
102	-