

**SUPERB ICONIC GRADE II LISTED OFFICE BLOCK**

**FOR SALE**



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

what3words /// force.canny.title



**BTG  
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](mailto:matthew.jennings@eddisons.com)  
01274 734101

**HARVEY BLAND**  
Graduate Surveyor

[harvey.bland@eddisons.com](mailto: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 <sup>2</sup>	ft <sup>2</sup>
<b>Lower Wing</b>	183.67	1,977
<b>Total approx NIA</b>	<b>183.67</b>	<b>1,977</b>
<b>Upper Wing and House Body</b>		
Second Floor	34.04	366
First Floor	126.47	1,361
Ground Floor	112.62	1,212
<b>Total approx NIA</b>	<b>456.80</b>	<b>4,916</b>

## 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.









