

Starkeys

Chartered Surveyors

SECOND FLOOR ACCOMMODATION
431M² (4,639 SQ. FT.)
80/92 MANNINGHAM LANE
BRADFORD



- Prominent location fronting Manningham Lane (A650)
- Suitable for a variety of uses including offices, storage, leisure etc. subject to consents.

TO LET £15,000 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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RICS Regulated by RICS

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1. LOCATION:

The premises comprise the second floor of a retail building situated on Manningham Lane (A650), with frontages to Nesfield Street and Thurnscoe Road. Manningham Lane is one of the main roads leading to and from Bradford city centre, which is situated approximately ½ a mile south-east of the property.

2. GENERAL DESCRIPTION:

The premises comprise second floor accommodation, with access being provided from the Nesfield Street frontage by a timber door with a security gate.

The premises provide an area which has been divided into various rooms which generally have timber floors with some carpet coverings, part papered and part painted walls and ceilings, metal windows and fluorescent lighting. There are also separate ladies and gents WC facilities.

3. ACCOMMODATION:

The premises, which have an overall net internal floor area of **430.96m² (4,639 sq. ft.)**, have been divided to provide the following:

Room 1	61.87m ² (666 sq. ft.)
Room 2	25.36m ² (273 sq. ft.)
Room 3	26.01m ² (280 sq. ft.)
Room 4	25.36m ² (273 sq. ft.)
Room 5	26.29m ² (283 sq. ft.)
Room 6	25.64m ² (276 sq. ft.)
Room 7	26.29m ² (283 sq. ft.)
Room 8	26.10m ² (281 sq. ft.)
Room 9	26.38m ² (284 sq. ft.)
Room 10	25.55m ² (275 sq. ft.)
Room 11	26.57m ² (286 sq. ft.)

Room 12
Gents WC
Ladies WC

22.39m² (241 sq. ft.)

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £14,750 (Offices and Premises).

The Uniform Business Rate for 2026/27 is £0.480. There is an additional lower rate for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should seek verification from the local authority to establish the actual amount payable.

5. LEASE TERMS:

The premises are offered to let on a new effective full repairing and insuring lease, for a term to be agreed, at a rent of £15,000 per annum exclusive and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

The property has an Energy Rating of E (117).

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ANDREW WARD MRICS
TEL:- 01274 307910**

Amended 30 April 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.