

# 108390 - £2,362,500 commercial mortgage for an office complex in Bradford

## Case studies

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***Bradford, Yorkshire***

<b><i>Loan amount:</i></b>	£2,362,500
<b><i>LTV:</i></b>	67.50%
<b><i>Term:</i></b>	120 months
<b><i>Security:</i></b>	First charge
<b><i>Product type:</i></b>	Commercial mortgage

TAB facilitated a £2,362,500 commercial mortgage, secured on a first charge, on a 10 year term with an LTV of 67.50%.

Located in the centre of Bradford, this purpose-built office complex spans six storeys plus a basement level. Previously used as an HMRC office, the building features a modern office fit-out. While some areas remain available to let, there is strong interest from prospective tenants.

This case demonstrates our ability to support borrowers through their entire property investment journey using our [TAB Series](#) product. We initially provided a bridging loan to refinance an existing lender and fund refurbishment works. Following the successful completion of renovations and confirmation of stable rental income from tenants, we began the process of transitioning to a long-term debt solution.

Given our established working relationship with the borrower and their excellent credit history, we were confident in providing the loan at the specified LTV. This refinancing arrangement enabled them to redeem their existing TAB bridge facility while also providing additional funds to repay private business investors.

This successful transition from a bridging loan to a TAB Mortgage exemplifies our flexible lending approach and ability to support borrowers across different stages of their property investment cycle.

What sets TAB apart is our ability to work as one unified team throughout the entire lending journey. Many lenders can offer either bridging and term products, but few can provide brokers and their clients with the seamless transition between the two that we deliver. In this case, the strong collaboration between our bridging and commercial mortgage teams meant we could take a holistic view of the client's needs from day one. This joined-up approach not only streamlines the process for brokers and their clients but also means we can structure solutions that truly work for the long term.

**Nick Russell, Sales Director**

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