

**INDUSTRIAL UNIT
52M² (562 SQ. FT.)
1101 THORNTON ROAD
BRADFORD**



- Situated on Thornton Road (B6145)
- Metal roller shutter loading door

TO LET £10,200 PER ANNUM (YEAR 1)

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

T: 01274 307910 e: info@starkeys.co.uk

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 **RICS** Regulated by RICS

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BRADFORD**

1. LOCATION:

The unit forms part of a detached industrial workshop building occupying a prominent location fronting Thornton Road (B6145), which to the east leads to Bradford city centre, which is situated approximately 2½ miles distant.

2. GENERAL DESCRIPTION:

The premises comprise part of a detached industrial unit constructed on a steel portal frame with walls clad in brickwork and plastic-coated steel sheeting with a pitched plastic-coated steel sheet covered roof.

The unit, which is situated to the rear, has a painted concrete floor and a metal roller shutter loading door.

3. ACCOMMODATION:

The premises have a gross internal floor area of approximately **52.21m² (562 sq. ft.)**.

4. RATING:

The premises are to be re-assessed for rating purposes.

5. LEASE TERMS:

The premises are offered to let on a full repairing and insuring lease for a term to be agreed, at a year 1 rent of £10,200 per annum exclusive of rates and other outgoings and payable quarterly in advance. The rent is to increase by 10% on every anniversary of the term.

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:

C (56)

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 23 February 2026

MISREPRESENTATION ACT 1967

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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.