

# TO LET (MAY SELL)

**UNIT 5  
THORNBURY INDUSTRIAL PARK  
GAIN LANE  
THORNBURY  
BRADFORD  
BD3 7AF**

- NEW BUILD INDUSTRIAL/WAREHOUSE UNIT
- BRAND NEW INDUSTRIAL ESTATE
- 10,110 SQ FT TO 14,801 SQ FT
- EXCELLENT LOCATION ON LEEDS/BRADFORD BORDER
- IMMEDIATELY AVAILABLE



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Gain Lane, Thornbury, Bradford BD3 7AF

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## Location

The unit is situated within the newly developed Thornbury Industrial Park being located off Gain Lane in the Thornbury area of Bradford around 2½ miles from the city centre.

The estate is conveniently situated on the Leeds and Bradford border, within close proximity of the respective cities outer ring roads, in addition to which the motorway network is accessible within 4 miles of the estate via the M606 motorway.

Occupiers on the estate include Astonish Cleaning, Candy Hero and Optimum Medical. In addition, Gain Lane is home to the headquarters of Morrisons supermarkets and a Hovis manufacturing facility.

## Description

The property comprises a new build single storey semi-detached industrial/warehouse unit that was completed in June 2023.

The unit provides an open industrial/warehouse area having a concrete floor, drive-in access via an automated loading door and an internal eaves height of around 29' 6" (9m). To the front corner has been built out a 3 level office block to include stores and welfare facilities.

Externally, the unit benefits from a large concrete surfaced yard providing access and loading arrangements together with around 25 designated parking spaces.

## Accommodation

The approximate gross internal floor areas of the property are:		
	Sq M	Sq Ft
Warehouse	811.93	8,740
Offices - GF	121.14	1,304
Offices - FF	119.48	1,286
Offices - SF	194.42	2,093
Mezzanine Stores	85.94	925
Stores	42.09	453
<b>Total GIA</b>	<b>1,375.00</b>	<b>14,801</b>

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.



## Outgoings

The unit will need to be assessed for business rates purposes.

## EPC

The unit will need to be assessed for EPC purposes.

## Terms

The property is available to let by way of a new full repairing and insuring lease on terms to be agreed.

Alternatively, a freehold disposal of the property will be considered.

## Rent/Price

### On Application.

## Viewing

For further information and viewing arrangements, please contact:

### Paul Diakiw

0113 848 0000  
paul.diakiw@walkersingleton.co.uk

Ref: 44503  
Jul-24



No.1 Aire Street, Leeds LS1 4PR

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