

FOR SALE
EXTENSIVE INDUSTRIAL
COMPLEX WITH ADDITIONAL CAR
PARK

Eddisons



UNITS 1-5, THORNTON ROAD INDUSTRIAL ESTATE,
HOCKNEY ROAD, BRADFORD, BD8 9HQ

PRICE ON APPLICATION

- Large industrial complex with dedicated yards/car park.
- Rare freehold opportunity.
- Of interest to owner occupiers, landlords and investors.

AVAILABLE SPACE

2,297.96m² (24,735sq ft)



LOCATION

The property is located on Hockney Road just off Thornton Road (B6145), a main arterial route leading west from Bradford city centre and within a short distance of the main Bradford Outer Ring Road.

The unit is therefore well placed for both access to the M606 and to all surrounding areas.

DESCRIPTION

The property comprises predominantly single storey steel framed industrial units under a pitched roof incorporating roof lights. The premises also incorporate mezzanine storage as well as first floor offices.

Internally there are in effect three interconnecting units all having first floor offices and staff facilities. Each bay has concrete flooring throughout as well as drive in roller shutter access. Eaves height of c5.75m.

The premises provides a total approximate GIA of 24,735sq.ft.

Externally there is a demised surfaced and secure yard/car park with multiple entrances. The overall site area is approximately 1.5 acres.

In addition to and opposite the property is a surfaced car park that provides around 40 car parking spaces.

RATEABLE VALUE

Description / Factory and Premises

Rateable value / £119,000

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available freehold and with full vacant possession.

Price on application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
Email / matthew.jennings@eddisons.com

SUBJECT TO CONTRACT
FILE REF / 731.4515A (1209086)

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