



**TO LET**

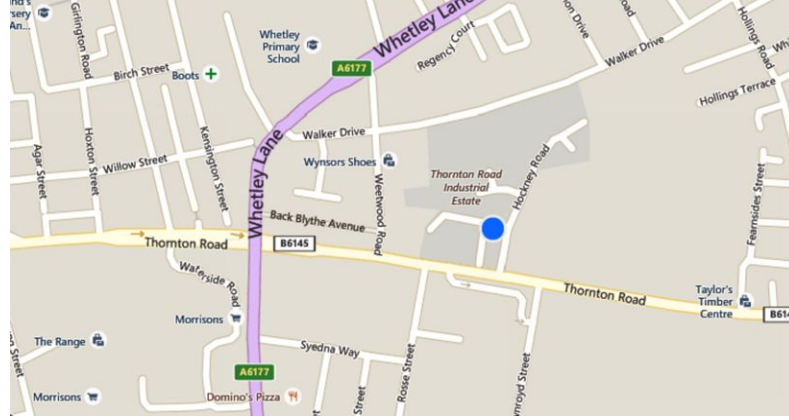
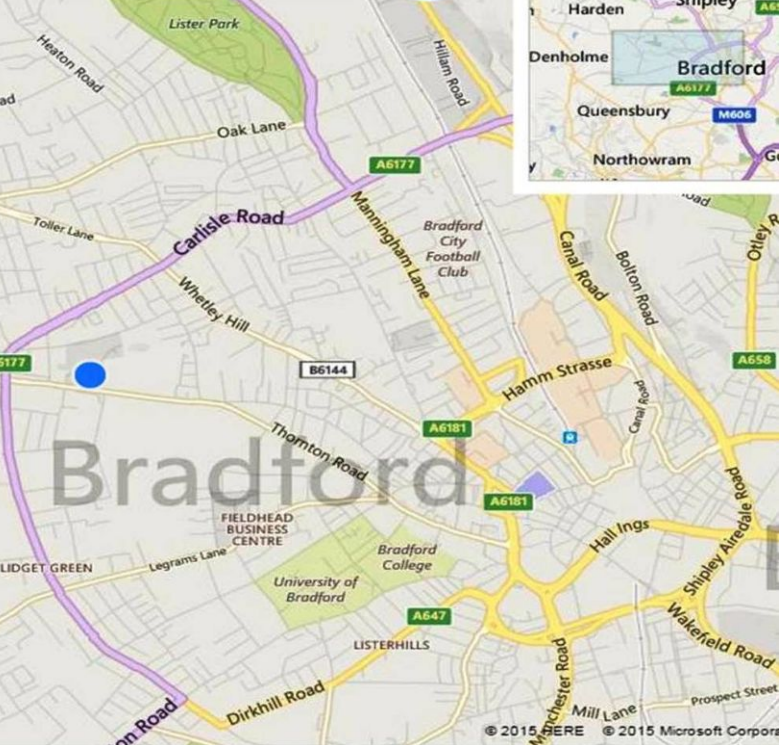
# THORNTON ROAD INDUSTRIAL ESTATE

**Hockney Road, off Thornton Road, Bradford BD8 9HQ**



- Workshop and warehouse units in a range of sizes
- Popular location visible from the busy Thornton Road
- Estate CCTV system
- Occupiers include Screwfix and CEF
- Mains services including 3 phase electricity

**WORKSHOP / INDUSTRIAL UNITS**  
**517 to 5,005 sq ft (48 to 465 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	
Bradford City Centre	2	7	Car
M606	4	11	Car
M62	6	14	Car
Leeds	16	28	Car
Manchester	40	1 hr 7	Car

Source: theAA.com

# THORNTON ROAD INDUSTRIAL ESTATE

Hockney Road, off Thornton Road, Bradford



## LOCATION

Thornton Road Industrial Estate is approximately 2 miles from the city centre on the junction of Hockney Road with Thornton Road, just inside the A6177 ring road, giving good access to the city and the motorway network beyond. This is a well established business area in Bradford.

## DESCRIPTION

18 units in 4 blocks, accessed off shared forecourts providing circulation space and car parking facilities. All units are clear span steel framed construction, with reinforced concrete floors and insulated metal clad roofs with translucent roof lights. Subject to availability units can be combined to create larger floorplates.

## SPECIFICATION

- Estate CCTV system
- Fenced and gated estate
- Mains services (inc 3 phase electricity incoming)
- Separate pedestrian and goods loading doors
- Busy business location

## EPC

EPC values range from C68 to E103 but please enquire for current availability and ratings

## TERMS

- Rent on application
- Range of short and long term tenancy and lease options
- Rents payable by monthly direct debit
- Tenant internal repairing terms (inc doors and windows) on units up to 3,000 sq ft.
- Landlord repairs structure and exterior.
- Landlord insures the buildings
- Administration fee of £150 plus VAT payable at completion.
- Deposit and/or guarantees may be required (subject to status)

## VIEWING / FURTHER INFO

Please contact us for current availability and viewing appointments



**Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ**

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