

# Starkeys

Chartered Surveyors

**NEW INDUSTRIAL UNITS  
84M<sup>2</sup> (902 SQ. FT.) TO 454M<sup>2</sup> (4,888 SQ. FT.)  
AYESHA COURT  
THORNCLIFFE ROAD  
BRADFORD**



- New build industrial estate.
- Situated close to Manningham Lane (A650).
- Electrically operated roller shutter loading doors.
- Available as a whole or in parts.

**TO LET FROM £10,500 PER ANNUM**

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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for a full list of properties go to [www.starkeys.co.uk](http://www.starkeys.co.uk)

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**1. LOCATION:**

The premises are situated on the corner of Cliffe Terrace and Thorncliffe Road, which links Midland Road and Manningham Lane (A650), one of the main roads leading to and from Bradford city centre, which is situated approximately 1 mile to the south. The property is situated in an established industrial area close to Bradford City Football Club and One in a Million School.

**2. GENERAL DESCRIPTION:**

The development provides 4 newly constructed industrial units, comprising 3 single-storey buildings and a two-storey property. The units are constructed on steel portal frames, with the walls clad in brickwork, blockwork and plastic coated steel sheeting and with pitched plastic coated steel sheet covered roofs. Each unit is accessed by an electrically operated roller shutter loading door and a metal personnel door.

Units 1, 2 and 3 provide single-storey properties, comprising an open works area and a WC.

Unit 4 provides a two-storey unit, with the upper ground floor accessed by a metal roller shutter loading door to Thorncliffe Road and the lower ground floor by double doors from Cliffe Terrace. Unit 4 has a WC at both upper and lower ground floor levels.

Unit 1 has a self-contained yard/parking area and Units 2, 3 and 4 have a shared concreted yard/car parking area.

Please note that motor trade uses are not permitted.

**3. ACCOMMODATION:**

The premises have the following approximate gross internal floor areas:

**UNIT 1**

Ground Floor 93.55m<sup>2</sup> (1,007 sq. ft.)

**UNIT 2**

Ground Floor 84.82m<sup>2</sup> (913 sq. ft.)

### UNIT 3

Ground Floor 83.80m<sup>2</sup> (902 sq. ft.)

### UNIT 4

Lower Ground Floor 95.97m<sup>2</sup> (1,033 sq. ft.)

Upper Ground Floor 95.97m<sup>2</sup> (1,033 sq. ft.)

**TOTAL FLOOR AREA OF UNIT 4 191.94M<sup>2</sup> (2,066 SQ. FT.)**

The units are available individually or in any combination thereof.

### 4. RATING:

The units require assessment for rating purposes.

### 5. SERVICES:

Each unit has a 3 phase electricity supply and mains water and drainage.

### 6. LEASE TERMS:

The premises are offered to let on full repairing and insuring leases for a term to be agreed, at the following rents:

Unit 1 - £13,000 per annum

Unit 2 - £10,500 per annum

Unit 3 - £10,500 per annum

Unit 4 - £16,000 per annum

The rents are to be exclusive of business rates (if payable), utilities and other outgoings and payable quarterly in advance.

The ingoing tenants are to be responsible for the landlord's legal fees incurred in connection with the preparation of the leases.

### 7. EPC's:

The properties have the following Energy Ratings:

Unit 1 – B (44)

Unit 2 – B (39)

Unit 3 – B (49)

Unit 4 – B (43)

**8. 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**

**23 June 2025**

**MISREPRESENTATION ACT 1967**

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

**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.