



THORNTON PARK

THORNTON ROAD
BRADFORD BD8 0LE

TO LET



**BRAND NEW UNITS
INDUSTRIAL/WAREHOUSE
FROM 2,250 SQ.FT. (209 SQ.M)
TO 60,650 SQ.FT. (5,635 SQ.M)**

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THE SCHEME

The development will comprise a series of single storey modern industrial/warehouse units, with an element of trade counter representation to the Thornton Road frontage, with units from 2,250 sq. ft. (209 sq. m.) to 60,650 sq. ft.(5,635 sq. m.).

The development will be undertaken in phases, and due to the size and nature of the units, there is an element of flexibility in terms of the size of the units available and their timing. The units will all be undertaken to a modern specification, with on-site car parking, service

yard etc., together with good quality planting and screening as appropriate.

Service roads will be to very good vehicle standards and service yards will have full turning areas as required.



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Steel portal
frame
construction



Minimum
37.5KN/m2
concrete
floor loading



Sectional
overhead level
loading door



PV panels
on roof



Dedicated car
parking spaces



Secure, fenced and
concreted yards



Electric vehicle
charging spaces

SPECIFICATION



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ACCOMMODATION

UNIT	sq ft	sq m
1	5,000	464.51
2	3,000	278.71
3	2,250	209.03
4	2,250	209.03

UNIT	sq ft	sq m
5	3,000	278.71
6	2,500	232.26
7	3,000	278.71
8	6,000	557.41

UNIT	sq ft	sq m
9	6,000	557.41
10	7,850	729.28
11	5,000	464.51
12	5,000	464.51

UNIT	sq ft	sq m
13	7,600	706.06
14	21,350	1,983.48
15	23,350	2,169.29
16	15,950	1,481.80



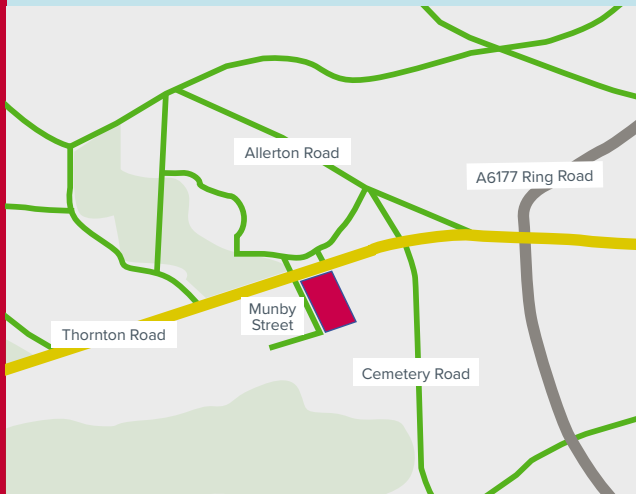


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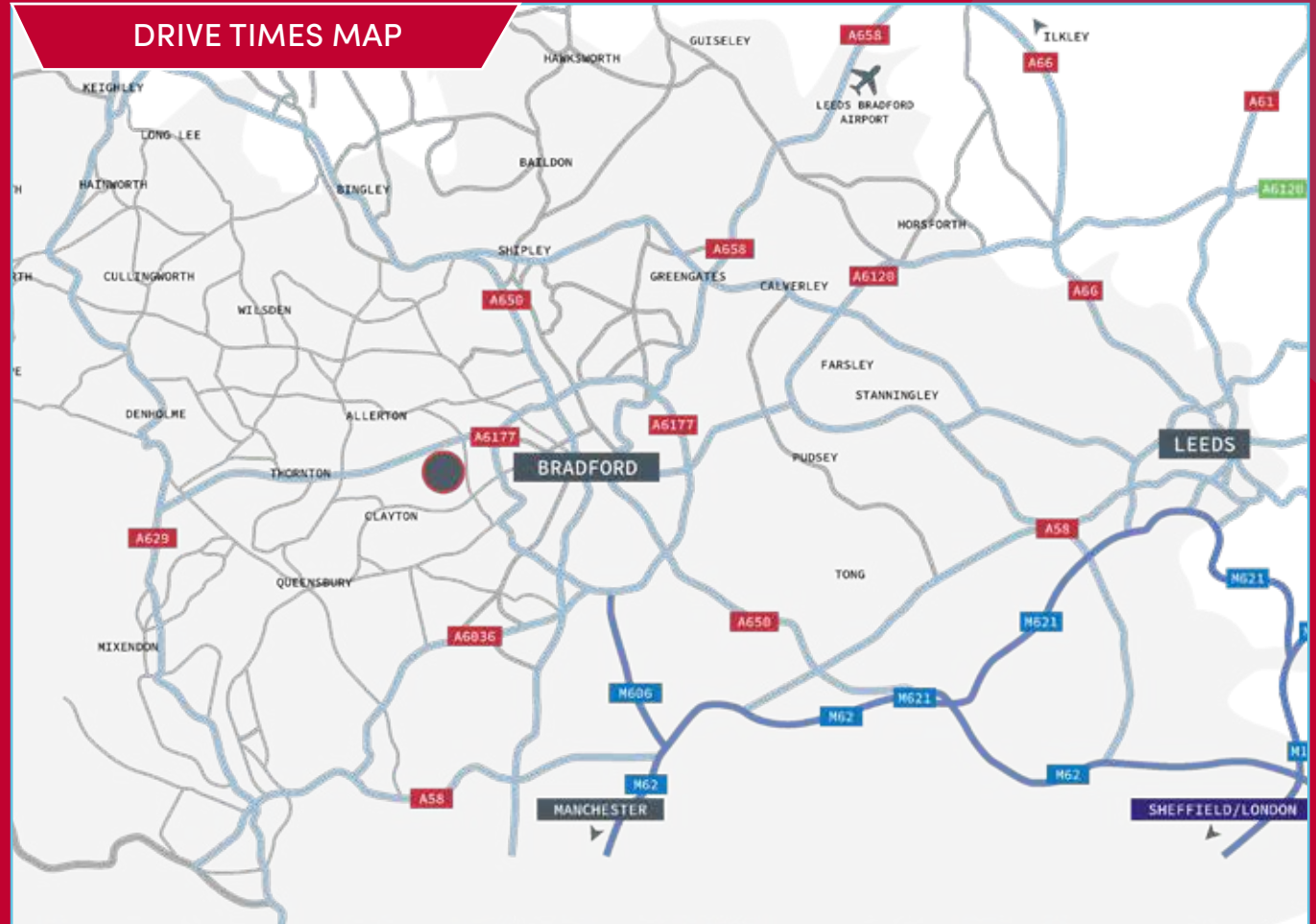
LOCATION

The property is situated with access from Thornton Road (B6145) close to its junction with Cemetery Road, and approximately ½-mile to the west of A6177 (Ingleby Road – Bradford Outer Ring Road). Ingleby Road in turn provides access through to Junction 3 of the M606, which is 2.8 miles to the south-east. Bradford City Centre is approximately 1.9 miles to the east and, as a result the property benefits from good vehicular communications.

Nearby occupiers in the immediate vicinity include Farmers Boy, Manningham Concrete Ltd., Howdens, Asda (Cemetery Road), Al Murad, Narang Distribution Centre, Regal Food Products Group, Morrisons Victoria Shopping Centre etc.



DRIVE TIMES MAP



Motorway

Primary Road

A Road

Drive time 0-30 mins

Distance up to 30 minutes



Population 1.5 million

Distance up to 45 minutes



Population 2 million



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TERMS

The properties are offered "To Let" on new full repairing and insuring leases for terms to be agreed.

LEGAL COSTS

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

SERVICE CHARGE

A service charge will be levied with regard to the upkeep and maintenance of the external, common area, car parking and planting etc.

VAT

All prices quoted are exclusive of VAT which will be charged at the prevailing rate.

RATING ASSESSMENT

To be re-assessed upon occupation

RENT

Upon application

EPC

An EPC will be made available on completion of each unit.

VIEWING

For further information please contact the joint sole letting agents
Mark Brearley / Jason Metcalfe



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