



114 THORNTON ROAD, BRADFORD

BD1 2DX

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BTG
Eddisons

114 Thornton Road

Bradford, BD12DX



Tenure

To Let



Property Type

Leisure / Suitable for a variety of uses (STP)



Rental

POA



Size

1,767.56 sq m (19,019 sq ft)



Location

Bradford, BD12DX



Property ID

731.4666a (1236513)

For Viewing & All Other Enquiries Please Contact:

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Director

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HARVEY BLAND
Graduate Surveyor

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Property

The property comprises a five storey former mill of stone construction under a pitched roof, suitable for a variety of uses.

Internally, the premises benefits from a mix of open plan and partitioned configuration. Additionally, a goods lift is present and can operate on all floors of the property.

Externally, the property can be accessed from both Thornton Road and under the archway adjacent. The latter leads into the demised car parking at the rear of the property.

Area	m ²	ft ²
Third Floor	369.80	3,979
Second Floor	370.72	3,989
First Floor	380.67	4,096
Ground Floor	381.78	4,108
Basement	264.59	2,847
Total GIA	1,767.56	19,019

Energy Performance Certificate

An EPC has been commissioned.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Description: Laser Tag Arena and Premises
Rateable value: £32,500

Terms

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rental

Rental on application.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is prominently located on 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 city centre is a short distance to the south east, with the Bradford Interchange located approximately 1 mile from the premises.







