

# Starkeys

Chartered Surveyors

**VEHICLE BODYSHOP  
52M<sup>2</sup> (562 SQ. FT.)  
1101 THORNTON ROAD  
BRADFORD**



- Situated on Thornton Road (B6145)
- Metal roller shutter loading door

**TO LET £10,200 PER ANNUM (YEAR 1)**

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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1101 THORNTON ROAD  
BRADFORD**

**1. LOCATION:**

The unit forms part of a detached industrial workshop building occupying a prominent location fronting Thornton Road (B6145), which to the east leads to Bradford city centre, which is situated approximately 2½ miles distant.

**2. GENERAL DESCRIPTION:**

The premises comprise part of a detached industrial unit constructed on a steel portal frame with walls clad in brickwork and plastic-coated steel sheeting with a pitched plastic-coated steel sheet covered roof.

The unit, which is situated to the rear, has a painted concrete floor and a metal roller shutter loading door.

**3. ACCOMMODATION:**

The premises have a gross internal floor area of approximately **52.21m<sup>2</sup> (562 sq. ft.)**.

**4. RATING:**

The premises are to be re-assessed for rating purposes.

**5. LEASE TERMS:**

The premises are offered to let on a full repairing and insuring lease for a term to be agreed, at a year 1 rent of £10,200 per annum exclusive of rates and other outgoings and payable quarterly in advance. The rent is to increase by 10% on every anniversary of the term.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

**6. EPC:**

C (56)

**7. 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**

**4 November 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.