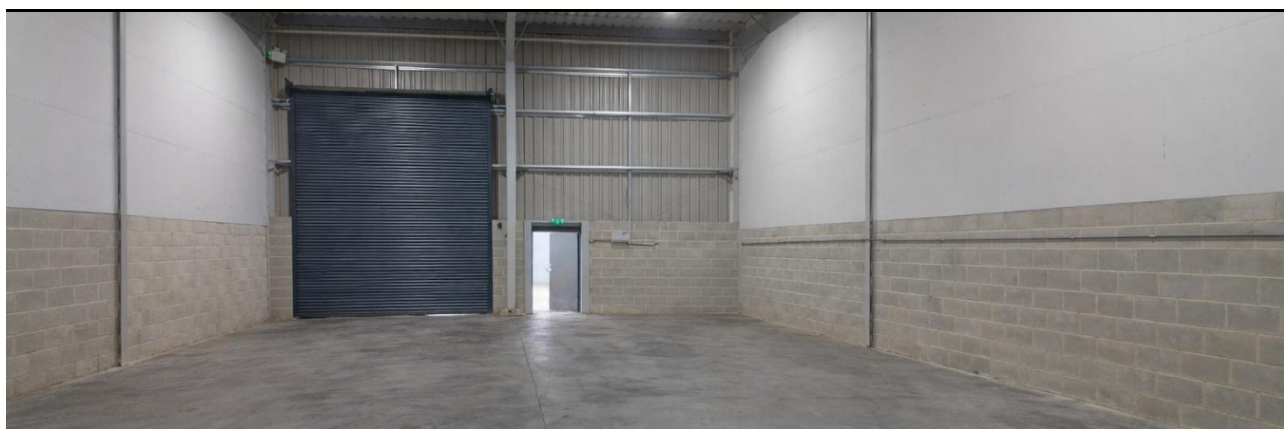


# Starkeys

Chartered Surveyors

**MODERN SINGLE STOREY INDUSTRIAL UNIT  
147M<sup>2</sup> (1,587 SQ. FT.)  
UNIT 4 IMPERIAL COURT  
869 THORNTON ROAD  
THORNTON  
BRADFORD**



- Prominent location fronting Thornton Road (B6145)
- Electrically operated roller shutter loading door.

**TO LET £16,000 PER ANNUM PLUS VAT**

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

T: 01274 307910 e: info@starkeys.co.uk

**T: 01274 307910**

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**1. LOCATION:**

The unit forms part of Imperial Court, a modern industrial development fronting Thornton Road (B6145), approximately 5 miles west of Bradford city centre and 1 mile west of Thornton Village, where most local facilities are available.

**2. GENERAL DESCRIPTION:**

The premises provide a mid-terraced modern single storey industrial unit constructed on a steel portal frame, with the walls clad in brickwork at lower level with plastic coated steel sheeting above and with a pitched plastic coated steel sheet clad roof. Access is provided by an electrically operated roller shutter loading door and a metal personnel door. To the front of the unit is a concreted parking/servicing area.

The premises provide an open workshop area.

**3. ACCOMMODATION:**

The premises have a gross internal floor area of approximately **147.43m<sup>2</sup> (1,587 sq. ft.)**.

**4. RATING:**

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value with effect from 1 April 2026 of £14,000 (Warehouse and Premises).

The Uniform Business Rate for 2025/26 is £0.499.

Interested parties should seek verification of the information provided.

**5. SERVICES:**

The premises benefit from mains water, drainage and a single-phase electricity supply. We have not examined any of the services in any detail and can make no warranty as to their effectiveness or otherwise.

## **6. LEASE TERMS:**

The premises are offered to let for a minimum term of 3 years, on an effective full repairing and insuring lease, at a rent of £16,000 per annum plus VAT and exclusive of rates, other outgoings and payable quarterly in advance

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

## **7. EPC:**

The property has an Energy Rating of D (96).

## **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**

**27 January 2026**

### **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.