

# FIRST FLOOR WAREHOUSE TO LET



## FIRST FLOOR, THORNTON MILLS, BEDE'S CLOSE, THORNTON, BRADFORD, BD13 3NQ

- 5,894 sq.ft. (547.58 sq.m)
- First floor warehouse/workshop
- Heavy goods lift
- Large yard with parking
- Popular residential area

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

## LOCATION

The property is located off James Street, close to the centre of Thornton Village.

Thornton is well connected to Bradford City Centre along Thornton Road (B6145) 4 miles to the west, and also to Denholme, Queensbury, and Halifax via the A629.

Thornton is a popular residential area and benefits from good local services including shops, pubs, and restaurants.

## DESCRIPTION

The available unit comprises the majority of the first floor warehouse of Thornton Mills, accessed via a ground floor loading area with roller shutter vehicle door and heavy goods lift.

The unit provides an open-plan warehouse with solid concrete floor and 3-phase electric supply available. The minimum eaves height is 3.61m and the apex height is 5.86m.

There are shared WC and kitchen facilities at ground floor. Externally there is a shared yard to the front with parking.

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

First Floor Warehouse	547.58 sq.m.	5,894 sq.ft.
<b>Total GIA</b>	<b>547.58 sq.m.</b>	<b>5,894 sq.ft.</b>

## TERMS

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

The Tenant will be required to contribute a fair and reasonable proportion of the costs incurred by the Landlord maintaining the common parts of the property.

## RENT

**£20,000 per annum exclusive.**

## RATES

The property is currently awaiting re-assessment.

Interested parties are advised to check with the Local Rating Authority for confirmation of the actual rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently awaiting assessment.

## LEGAL COSTS

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

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION/VIEWING:

### Harvey Squire

T: 0113 244 9020

M: 07495 921574

E: harvey@bht.uk.com

Subject to Contract  
January 2022

#### Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.