



**THORNCLIFFE ROAD
BRADFORD, BD8 7DD**



TO LET

**Single Storey Industrial Unit of approx 513.47sqm (5,527 sqft)
With Large Yard Area
4 Drive In Roller Shutter Loading Doors**

RENTAL - £45,000 PA Excl.

THORNCLIFFE ROAD, BRADFORD, BD8 7DD

LOCATION

The property is situated, with access from Thorncliffe Road, just off Manningham Lane (A650), approx. 1 mile to the North of Bradford City Centre.

The area is predominantly industrial in nature and occupiers nearby include Cake Box, Daya & Sons Fish Merchants, Bespoke Kitchens & Bedrooms One in a Million Free School, and Bradford City Football Ground.

DESCRIPTION

The property comprises a single storey Industrial Unit, of steel portal frame construction, having the benefit of 4 drive in roller shutter loading doors, and LED Lighting.

The property benefits from a large yard area.

There is a temporary Portacabin Style Building, which is currently on site, and provides office accommodation, if required.

ACCOMMODATION

According to our measurements taken on site, the property offers the following gross internal floor areas:-

Works/Industrial Premises	513.47 sqm	(5,527 sqft)
Portacabin Office Building	29.73 sqm	(320 sqft)
Approximate Total Net Internal Floor Area	543.20 sqm	(5,847 sqft)

External

Large Yard Area

SERVICES

The property benefits from the provision of mains electric, water and drainage.

Please Note: None of these services have been tested and prospective tenants are advised to satisfy themselves as to their condition and type.

OUTGOINGS

We understand the property to be assessed for Uniform Business Rates as follows:-

Description:	Garage and Premises
Rateable Value:	£30,750

The Uniform Business Rate for 2023/2024 is 51.2 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

TERMS

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed. Any term in excess of 3 years will incorporate regular upward only rent reviews.

RENTAL

£45,000 PA Excl – Payable quarterly in advance, Subject to Lease

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

C - 54

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(July 2023 – 7074 / MAJB)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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