

TP THORNTON PARK

THORNTON ROAD
BRADFORD BD8 0LE

TO LET



**BRAND NEW UNITS
INDUSTRIAL/WAREHOUSE
FROM 2,250 SQ.FT. (209 SQ.M)
TO 60,650 SQ.FT. (5,635 SQ.M)**

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THE SCHEME

The development will comprise a series of single storey modern industrial/warehouse units, with an element of trade counter representation to the Thornton Road frontage, with units from 2,250 sq. ft. (209 sq. m.) to 60,650 sq. ft. (5,635 sq. m.).

The development will be undertaken in phases, and due to the size and nature of the units, there is an element of flexibility in terms of the size of the units available and their timing. The units will all be undertaken to a modern specification, with on-site car parking, service

yard etc., together with good quality planting and screening as appropriate.

Service roads will be to very good vehicle standards and service yards will have full turning areas as required.



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Steel portal
frame
construction



Minimum
37.5kN/m²
concrete
floor loading



Sectional
overhead level
loading door



PV panels
on roof



Dedicated car
parking spaces



Secure, fenced and
concreted yards



Electric vehicle
charging spaces

SPECIFICATION



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ACCOMMODATION

UNIT	sq ft	sq m
1	5,000	464.51
2	3,000	278.71
3	2,250	209.03
4	2,250	209.03

UNIT	sq ft	sq m
5	3,000	278.71
6	2,500	232.26
7	3,000	278.71
8	6,000	557.41

UNIT	sq ft	sq m
9	6,000	557.41
10	7,850	729.28
11	5,000	464.51
12	5,000	464.51

UNIT	sq ft	sq m
13	7,600	706.06
14	21,350	1,983.48
15	23,350	2,169.29
16	15,950	1,481.80



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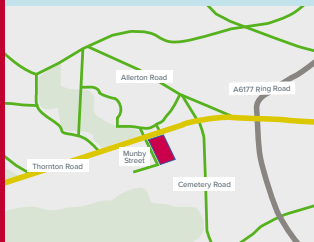


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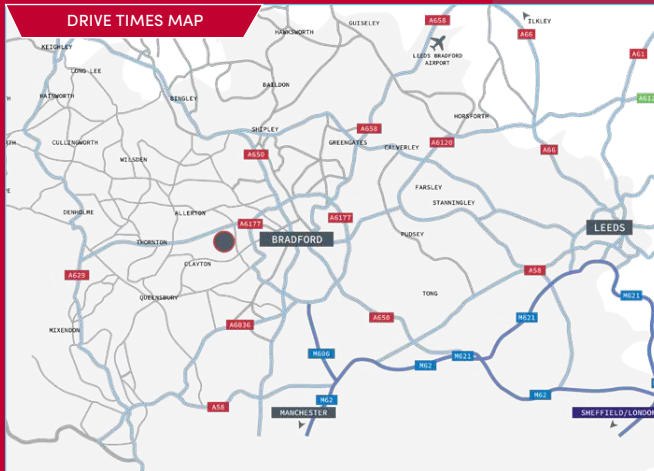
LOCATION

The property is situated with access from Thornton Road (B6145) close to its junction with Cemetery Road, and approximately 1/2-mile to the west of A6177 (Ingleby Road – Bradford Outer Ring Road). Ingleby Road in turn provides access through to Junction 3 of the M606, which is 2.8 miles to the south-east. Bradford City Centre is approximately 1.9 miles to the east and, as a result the property benefits from good vehicular communications.

Nearby occupiers in the immediate vicinity include Farmers Boy, Manningham Concrete Ltd., Howdens, Asda (Cemetery Road), Al Murad, Narang Distribution Centre, Regal Food Products Group, Morrisons Victoria Shopping Centre etc.



DRIVE TIMES MAP



Motorway Primary Road A Road
● Drive time 0-30 mins

Distance up to 30 minutes

Population 1.5 million

Distance up to 45 minutes

Population 2 million

BRADFORD

The City of Bradford, has a Local Authority population in the order of 530,000. It forms part of the West Yorkshire Conurbation, which is the fourth largest urban area in the United Kingdom. Bradford is situated approximately 200 miles north of London, 9 miles west of Leeds and 38 miles east of Manchester.

The City benefits from its own motorway spur (M606), which provides excellent vehicular links to the M62 and the larger motorway network. Leeds Bradford Airport is approximately 8 miles to the north and direct trains run from Bradford Interchange to London.

Bradford is experiencing a growth in business set up's and relocations for a number of reasons, including its growing economy, strong entrepreneurial culture, and low business set-up costs:



The Bradford district has been named UK City of Culture 2025 which is to bring an extra £700m into Bradford district, creating 3,000 jobs and attracting around 1.1m visitors by 2030.

Strong economy

- Bradford has a large economy, and is the tenth largest city economy in England. The city's economy has grown by 16% over the five years to 2019.

Entrepreneurial culture

- Bradford has a strong entrepreneurial culture, with high business start-up rates.

Low business set-up costs

- Bradford offers competitive living and business set-up costs.

Young population

- Bradford has one of the youngest populations in the UK, making it a good place to tap into upcoming talent.

Manufacturing hub

- Bradford is the fourth largest hub for manufacturing, energy, and utilities in the UK.

Digital sector

- Bradford has a thriving digital sector, with 800 businesses employing 3,500 people.

Population

- Bradford is the 4th largest metropolitan authority in England with a growing population of 531,000.
- 23.7% of the population are aged under 16 compared with 18.8% nationally making Bradford the youngest city in the UK.

Economy*

- Bradford has a significant economy worth over £11.6bn, the 10th largest in England and the 3rd largest in the Yorkshire region after Leeds and Sheffield.
- Bradford is home to over 16,000 businesses employing around 250,000 people across the UK with a combined turnover of over £30 billion.
- The district has a number of large headquarters including Jet2, Morrisons, Yorkshire Water, Hallmark Cards, and Yorkshire Building Society.
- It has been identified as the best place in Britain to start a business, as ranked by Barclays Bank SME Growth Factors Index and was listed as one of the top 20 cities for business growth by the Sunday Times in 2020.
- The digital sector already includes 800 businesses employing 3,500 people.

DRIVE TIMES

CITY	Miles	Travel times approx mins		DOCK	Miles	Travel times approx mins		AIRPORT	Miles	Travel times approx mins	
Leeds	6	20	24	Hull	72	95	132	Leeds Bradford	9	22	29
Manchester	40	52	78	Immingham	77	85	130	Manchester	52	68	128
Sheffield	41	56	79	Liverpool	75	96	132	East Midlands	90	119	195
Wakefield Europort	21	35	45								
Liverpool	70	105	145								
Newcastle	110	124	180								

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TERMS

The properties are offered "To Let" on new full repairing and insuring leases for terms to be agreed.

LEGAL COSTS

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

SERVICE CHARGE

A service charge will be levied with regard to the upkeep and maintenance of the external, common area, car parking and planting etc.

VAT

All prices quoted are exclusive of VAT which will be charged at the prevailing rate.

RATING ASSESSMENT

To be re-assessed upon occupation

RENT

Upon application

EPC

An EPC will be made available on completion of each unit.

VIEWING

For further information please contact the joint sole letting agents
Mark Brearley / Jason Metcalfe



jason@metcalfecommercial.co.uk



mark@markbrearley.co.uk