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# TO LET

## UNITS 1-9 THACKLEY COURT

THACKLEY OLD ROAD | SHIPLEY | BD18 1BW

### INDUSTRIAL UNITS

753 - 2,497 SQ FT

#### KEY FEATURES

- Modern Industrial Units
- Ample Parking Provision
- Shared Forecourts
- Good Circulation Space
- Three Phase Electricity
- Excellent Local Amenities



#### CONTACT US:

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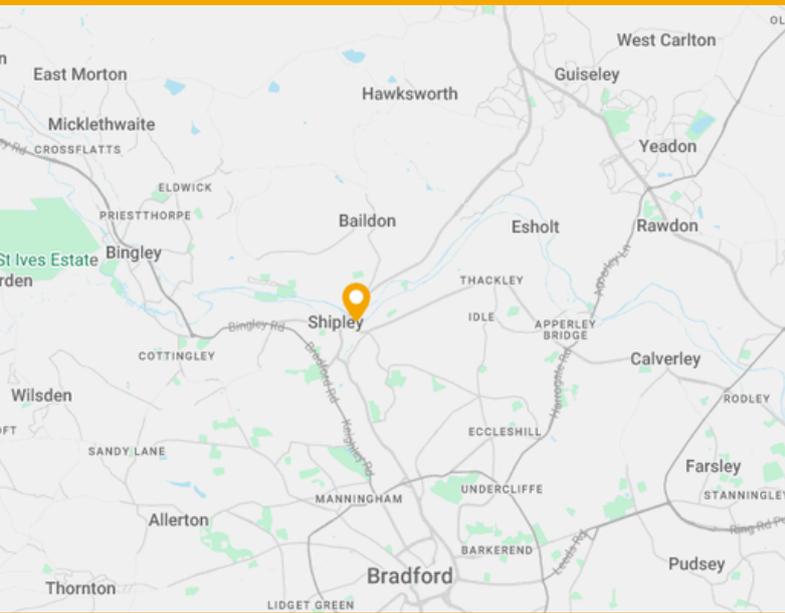
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# UNITS 1-9

## THACKLEY COURT

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### LOCATION

Thackley Court Industrial Estate is located on Thackley Old Road, just off the A657 Leeds Road in Shipley, a commuter town within the City of Bradford. The estate sits north of Bradford, adjacent to the River Aire and the Leeds and Liverpool Canal, in a well-established industrial and business area.

The estate benefits from excellent local amenities, with Shipley town centre less than 1 mile away, offering a range of high street shops, financial institutions, and eateries. The Aldi Superstore and McDonald's restaurant are only an 8-minute walk from the estate.

Public transport is also strong, with Shipley Railway Station approximately 9 minutes' walk away. The station has a triangular layout serving trains on the Skipton to Leeds line, Leeds to Bradford Forster Square line, and Bradford to Skipton / Ilkley lines, providing excellent regional connectivity.

### MODERN INDUSTRIAL UNITS

#### 753 - 2,497 SQ FT

### DESCRIPTION

Thackley Court Industrial Estate extends to 9,998 sq ft and comprises 8 modern industrial units arranged across two terraced blocks.

Each unit is constructed of steel frame with concrete floors and brickwork / metal cladding walls. Roofs are pitched insulated metal deck incorporating translucent roof lights to provide natural daylight throughout. Units benefit from separate pedestrian and loading entrances, with access off shared forecourts that offer excellent circulation and ample car parking space.

### KEY FEATURES

- Fenced and secure site
- Separate pedestrian and loading entrances
- Shared forecourts providing good circulation
- Concrete floors throughout
- Shipley town centre less than 1 mile away
- Nearby amenities include Aldi Superstore and McDonald's within walking distance
- Close to A657 Leeds Road, providing access to Bradford and surrounding areas



### EPC

A copy of the individual EPC certificates are available upon request.

### TERMS

There are a range of flexible leasing options available. For further details please contact us.

### VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us.



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