



NORTHERN TRUST

WWW.NTPROPERTIES.CO.UK



TO LET

THORNTON ROAD INDUSTRIAL ESTATE

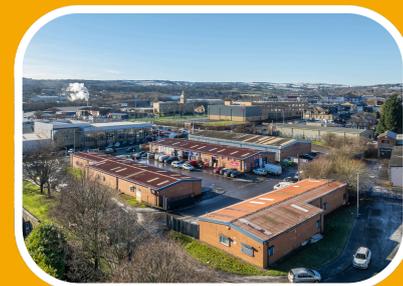
HOCKNEY ROAD | BRADFORD | BD8 9HQ

INDUSTRIAL UNITS

517 - 5,005 SQ FT

KEY FEATURES

- Modern Workshop and Industrial Units
- Reinforced Concrete Floors
- Ample Parking
- Securely Fenced
- Excellent Transport Links



CONTACT US:

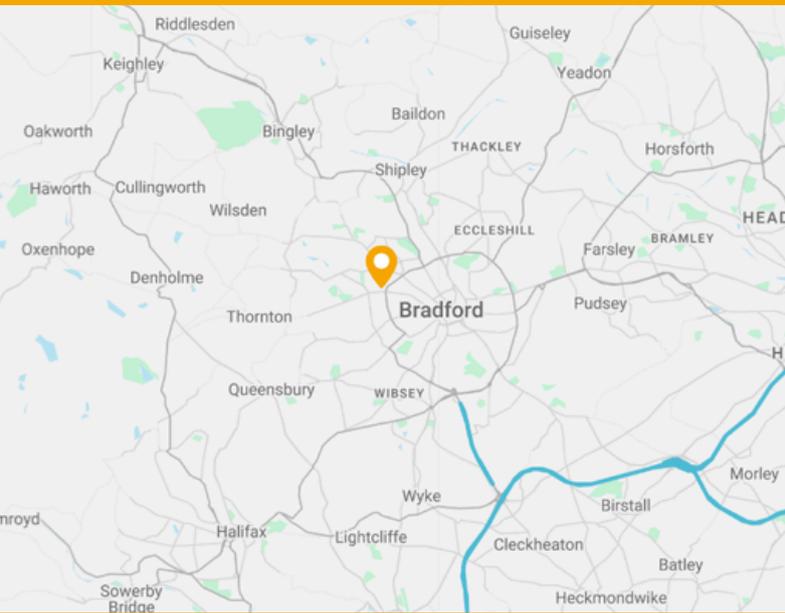
01924 282020

www.ntproperties.co.uk

yorkshire@northerntrust.co.uk

THORNTON ROAD INDUSTRIAL ESTATE

HOCKNEY ROAD | BRADFORD | BD8 9HQ



LOCATION

Thornton Road Industrial Estate occupies a prominent position just off Hockney Road, within an established business area approximately 1 mile west of Bradford city centre. Bradford itself lies in West Yorkshire, at the foothills of the Pennines, around 9 miles west of Leeds and 16 miles north-west of Wakefield.

The nearby A6177 ring road provides convenient access to the city centre and the surrounding region, while the M606 motorway is less than 5 miles away, connecting directly to the M62 corridor. Leeds Bradford International Airport is located just 6 miles to the north-east.

Bradford city centre provides extensive retail, leisure, and business services, while closer to the estate, occupiers benefit from quick access to supermarkets and popular eateries within walking distance.

MODERN INDUSTRIAL UNITS 517 - 5,005 SQ FT

DESCRIPTION

Thornton Road Industrial Estate extends to 26,983 sq ft and provides a total of 18 modern workshop and industrial units, arranged across four blocks.

The units are of steel frame construction with reinforced concrete floors and brickwork/metal cladding walls. Roofs are pitched insulated metal deck with translucent roof panels to allow natural light into the workspace.

Each unit is accessed via the shared forecourts, which provide excellent circulation space along with ample on-site car parking for staff and visitors.

KEY FEATURES

- Prominent position just off Hockney Road
- 1 mile west of Bradford city centre
- Securely fenced estate with controlled access
- Shared forecourts providing good circulation space
- Suitable for small start-ups through to larger established businesses
- Direct access to the A6177 ring road
- M606 motorway less than 5 miles away
- Leeds Bradford International Airport only 6 miles away



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.



BUSINESS UNITS TO LET ACROSS THE UK

Follow us on



MISREPRESENTATION ACT: Northern Trust on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Northern Trust has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Northern Trust. Designed by Northern Trust Company Limited, February 2026.