



**TO LET**

# THACKLEY COURT INDUSTRIAL ESTATE

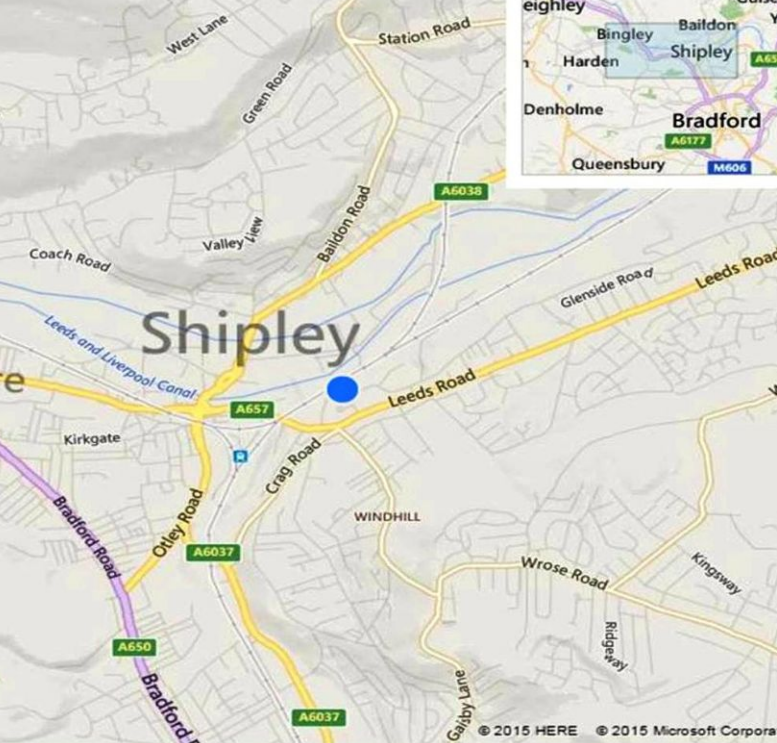
**Thackley Old Road, Shipley, BD18 1BW**



- Popular location on Thackley Old Road
- Modern industrial workshops
- Mains services inc 3 phase electricity
- Range of simple tenancy agreements available
- Suitable for start ups, established and expanding businesses
- Units can be combined to create larger floorplates

**WORKSHOP / INDUSTRIAL UNITS**  
**753 to 2,497 sq ft (70 to 232 sq m)**





## TRAVEL DISTANCE

	Miles	Mins	
Bradford City Centre	3.5	12	Car
Leeds City Centre	12.5	29	Car
Harrogate	18	41	Car
M62	8.5	21	Car

Source: theAA.com

# THACKLEY COURT INDUSTRIAL ESTATE

Thackley Old Road, Shipley



## DESCRIPTION

The estate comprises 8 units in 2 terraced blocks, accessed from a shared forecourt service yard and car park. All units are steel portal framed with brick/block walls with insulated cladding above, under pitched insulated metal deck roofs with translucent roof lights.

Subject to availability, units can be combined to create larger floorplates.

## SPECIFICATION

- Mains services including 3 phase electricity
- Sectional insulated loading doors and separate personnel entrances
- Reinforced concrete floors
- 24/7 access

## EPC

EPC ratings for available units on request

## VIEWING

Please contact us for current availability and viewing arrangements

## LOCATION

Thackley Court is located on Thackley Old Road just off its junction with the A657 Leeds Road in Shipley which is to the north of Bradford.

## TERMS

- Range of tenancy options available
- Rent payable by monthly direct debit (Rent on application)
- Tenant repairs and decorates interior (inc doors and windows)
- Landlord repairs and decorates exterior and structure
- Landlord insures the buildings
- Deposit and guarantees required (subject to status)
- Administration payable on completion of £150 + VAT



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