



**TO LET**

# THACKLEY COURT INDUSTRIAL ESTATE

THACKLEY OLD ROAD, SHIPLEY, BD18 1BW



- Popular location on Thackley Old Road
- Modern industrial workshop units
- Mains services including 3 phase electricity
- Shared forecourts providing excellent circulation and parking
- Flexible leasing options available

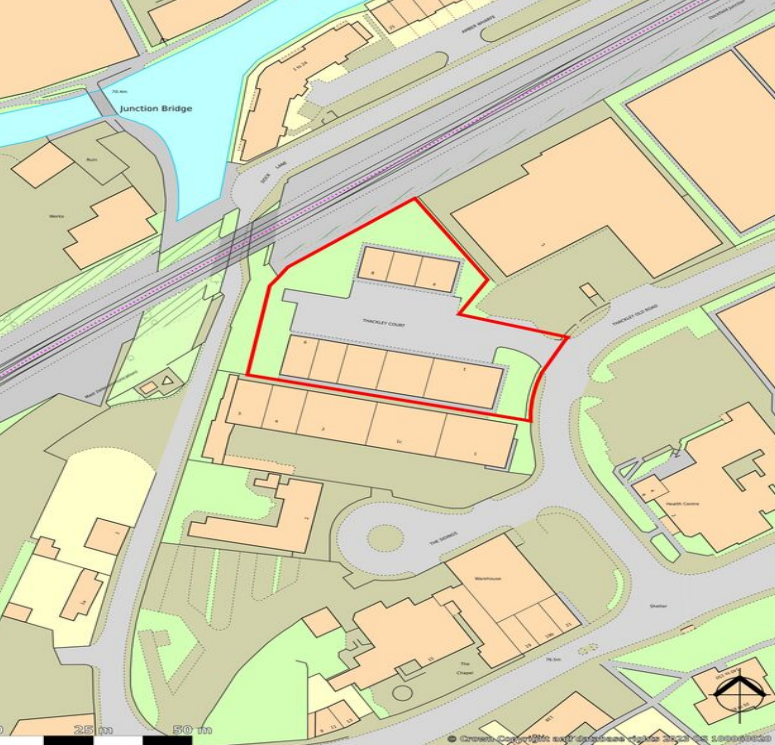
**WORKSHOP / INDUSTRIAL UNITS**  
**753 to 2,497 sq ft (70 to 232 sq m)**



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## TRAVEL DISTANCE

	Miles	Mins	Transport
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

Thackley Court Industrial Estate totals 9,998 sq ft split into 8 units within 2 terraced blocks. The units ranging in size from 753 sq ft up to 2,497 sq ft are constructed of steel frame with concrete floors and brickwork / metal cladding walls. The roofs are pitched insulated metal deck incorporating translucent roof lights. The units have separate pedestrian and loading entrances, and are accessed off shared forecourts that provide excellent circulation and car parking space.

## SPECIFICATION

- Separate pedestrian and loading entrances
- Reinforced concrete floors
- 24/7 access
- Translucent roof lights

## EPC

Copies of individual certificates are available on request.

## LOCATION

Thackley Court Industrial Estate is located on Thackley Old Road, just off the A657 Leeds Road In Shipley. Shipley is a town and in the city of Bradford by the River Aire and the Leeds and Liverpool Canal, north of Bradford. The estate benefits from excellent local amenities with Shipley town centre less than 1 mile away, providing a range of high street shops, financial institutions and eateries. Aldi superstore and McDonald's restaurant are also only 8 minutes walk away. The town also offers good public transport with the railway station 9 minutes walk from the estate.

## TERMS

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

## VIEWING / FURTHER INFO

Please contact us regarding availability and to arrange a viewing.



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