



WHETLEY MILLS

Unit 2 – Whetley Mills Thornton Road, Bradford, BD8 8LQ

LOCATION

The Whetley Mills Complex is situated on Thornton Road, approximately ½ mile West of Bradford City Centre, connecting with the Inner Ring Road and the M606 motorway.

DESCRIPTION

The property consists of ground floor workshop/storage space and first floor office accommodation. The building is currently under construction with completion due in March 2006.

The principle floor areas are as follows:-

Ground Floor

Workshop/Storage Area	430.60sqm	(4,635 sqft)
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First Floor

Office Accommodation	430.60sqm	(4,635 sqft)
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Total Cross Floor Area	861.20 sqm	(9,270 sqft)
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RATING ASSESSMENT

The property will require reassessment for rating purposes upon occupation.

The Uniform Business Rate for 2010/2011 is 42.2 pence.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The Unit is available to let on new full repairing and insuring lease upon terms to be agreed.

RENTAL

Rental offers are invited in the region of £37,500 per annum exclusive (plus VAT – if applicable).

VAT

All prices and rentals quoted are exclusive of any V AT liability - if applicable.

VIEWINGS

Strictly by prior appointment with Whetley Mills Ltd

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(UL July 10)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself as to their accuracy by his or her own investigation before entering into any contract. No liability is accepted by Whetley Mills Ltd for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

Whetley Mills Ltd, Thornton Road, Bradford BD8 8LQ

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