



WHETLEY MILLS

Unit 3 Ground Floor Retail Unit

WHETLEY MILLS 370 THORNTON ROAD, BRADFORD, BD8 8LQ



TO LET

Excellent Fully Fitted Food Production Unit Extending
to **2521 sq m (27,132 sq ft)**

Popular Commercial Location

LEASE AGREED

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 herself 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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Registered in England & Wales No. 04388165



Unit 3 Ground Floor Retail Unit – LEASE AGREED

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LOCATION

The Whetley Mills Complex is situated on Thornton Road, approximately 1 mile West of Bradford City Centre, connecting with the Inner Ring Road and the M606 motorway. The immediate locality is commercial/industrial in nature with longstanding occupiers including CR Taylor (Timber Merchants), Mercedes Derwent, Sparks and Tiffin Sandwiches adjoining.

PROPERTY

The sizeable premises comprise a single storey food production unit of brick construction surmounted by a multi-pitched tiled roof. Whilst consideration will be given to all suitable uses, we envisage that the premises will be of particular interest to the food/catering sector.

Amenities include:-

Concrete floor with washable resin finish. Panelled washable walls
Suspended ceiling incorporating extraction Facilities Dedicated clean store area Dedicated loading bay Staff/stores CCTV and fire alarm system Substantial gas and electricity supplies The premises provide the following approximate gross internal floor areas.

Sq m	Sq ft
Ground floor	
Food production/warehouse area	2520.9 Sq m
	27,132 Sq ft

RATING

We are verbally informed by Bradford Business Rates Offices that the property is assessed for rating purposes as follows:

Rateable Value: TBC
Rates Payable: TBC

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

LEGAL COSTS

The ingoing tenant to be responsible for all legal costs incurred in the transaction.

VIEWINGS

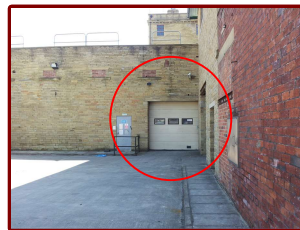
Strictly by prior appointment with Whetley Mills Ltd

Tel: 01274 549969

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