



TO LET

Ground & Part First Floor

Aquarius House, Midpoint,
Thornbury, Bradford, West
Yorkshire, BD3 7AY

3,787 – 14,587 sq ft

- 78 Car parking spaces
- Competitive rent
- Flexible lease terms
- Will be refurbished

Your partners in property



Description

The offices will be refurbished to provide good quality open plan offices benefitting from:

- Suspended ceiling with integral LED lighting
- Air cooling
- Full access raised floor
- Double glazed windows
- Gas fired central heating via wall mounted radiators
- New carpet
- Male, female and disabled toilet facilities

Location

The offices are located within Aquarius House within the successful Midpoint development located in Thornbury. Thornbury less than 3 miles from Bradford City Centre and 7 miles from Leeds City Centre.

Nearby occupiers include Univar Solutions, Yorkshire Water, Loop, Car Care Plan, Travelodge, Odeon Cinema and Pure Gym.



Promap
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Accommodation

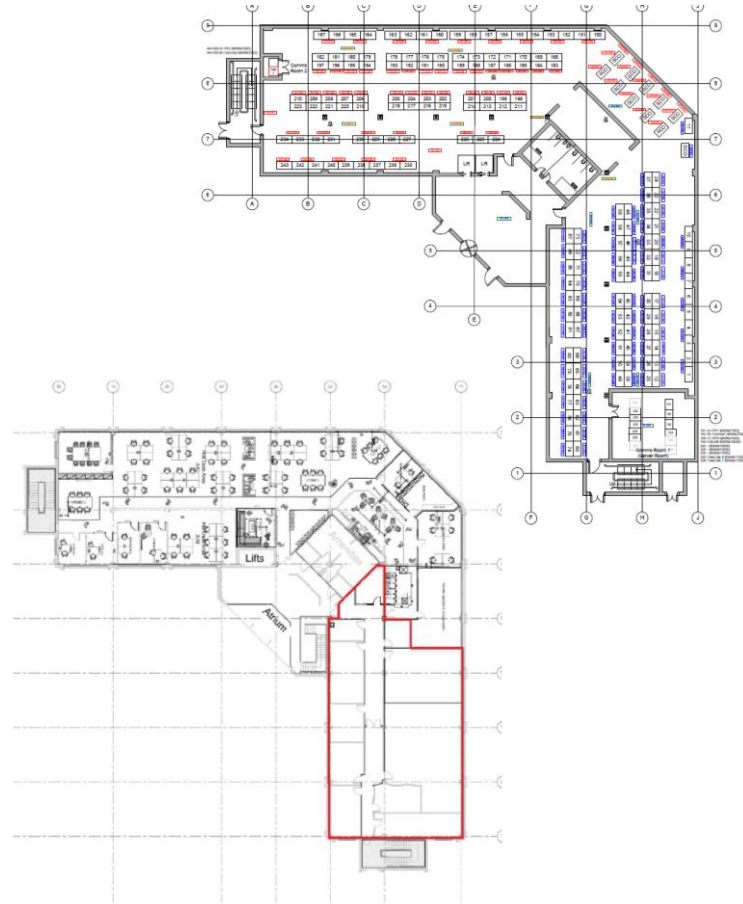
The offices have been assessed to have the following approximate net internal floor areas

Description	Sq ft	Sq m
Ground Floor (A)	5,400	501.68
Ground Floor (B)	5,400	501.68
Part First	3,787	351.82
Total	14,587	1,355.18

Please note the ground floor can be combined to create a whole floor of 10,833 sq ft.

Car Parking

Ample on-site car parking is available at the attractive ratio of 1:187 sq ft meaning that there are a total of 78 spaces which will be allocated on a pro-rata basis.



Further Information

Terms

The offices are available to let either **as a whole or on a suite by suite basis** for a term to be agreed at a rent of £16.00 psf pa exclusive.

EPC

The property has been assessed to have an EPC Rating of C (74). A full copy of the certificate is available upon request.

Service Charge

The tenant will be responsible for the payment of a service and landlord's building insurance from the date of legal completion or occupation whichever is the earlier. Further information available upon request.

Business Rates

The suites will need to be reassessed for rating purposes upon occupation. We advise all interested parties to make their own enquiries of the local rating authority although please contact the Agents to obtain an estimation of the business rates payable.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation and be subject to relevant AML/KYC checks.

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

VAT

All prices, premiums and rents etc are quoting exclusive of VAT at the prevailing rate.

Contact

Viewing & Further Information

Strictly by appointment with the joint sole letting agents:

Knight Frank

Contact: Elizabeth Ridler

Tel: 07500 032 855

Email: Elizabeth.ridler@knightfrank.com

WSB

Contact: Duncan Senior

Tel: 07888 730 366

Email: dsenior@wsbproperty.co.uk

Subject to Contract



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Particulars dated December 2025. Photographs dated January 2026.

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