

# Industrial/Warehouse Unit To Let

635.9 sq m (6,845 sq ft)



- Modern industrial/warehouse unit
- Secure, well managed site
- Ample car parking/turning areas
- Easy access to Keighley Centre & A650
- Ground floor reception & WC
- First floor offices/kitchenette

Unit 2A, Acre Park, Dalton Lane, Keighley, BD21 4JH

First Floor, 35 The Grove, Ilkley, LS29 9NJ  
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## Location

Acre Park is located close to the A650 Aire Valley Road off the Marley Roundabout.

	Distance (Miles)	Drive Time
Keighley (Town Centre)	1	5 Mins
Bradford (M606)	11.5	30 Mins
Skipton	10	20 Mins
Colne (M65)	15.5	35 Mins

## Description

The accommodation is a modern steel portal framed industrial unit with roller shutter door and pedestrian access to the front elevation.

Internally the unit has a goods in area, a large rear open warehouse, entrance foyer, wc and separate workshop. To the first floor there is an open plan office, separate office/meeting room with kitchenette, a file store and small mezzanine storage area.

Externally there is a dedicated loading area with car parking.

## Accommodation

Ground Floor - (Foyer, wc, warehouse, workshop)	5,607 ft <sup>2</sup>
First Floor - (office, store, kitchenette, mezzanine storage)	1,238 ft <sup>2</sup>
<b>TOTAL</b>	<b>6,845 ft<sup>2</sup></b>

## Services

The unit has the benefit of gas, water and electricity. All services are sub-metered from the Landlord's main incoming supply.

## Rateable Value

According to the VOA website the current rateable value for Unit 2A is £29,500.

All interested parties are advised to check with the Local Authority as to their precise rates liability.

## Terms

The property is available by way of a full repairing lease for a minimum term of 3 years.

## Rent

£33,000 per annum. A deposit will also be payable.

## Service Charge

An estate service charge is payable in relation to security and the maintenance, repair and administration of the common parts.

## Insurance

The Landlord will arrange buildings insurance which will be recharged to the tenant.

## VAT

All prices/rents quoted are exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs.

## EPC

Available on request.

## Viewing

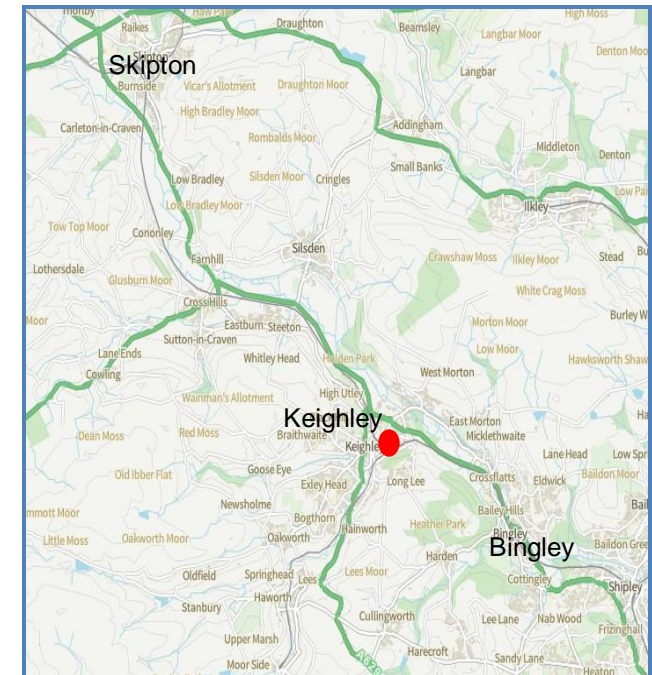
With sole agents **Atkinson Associates**

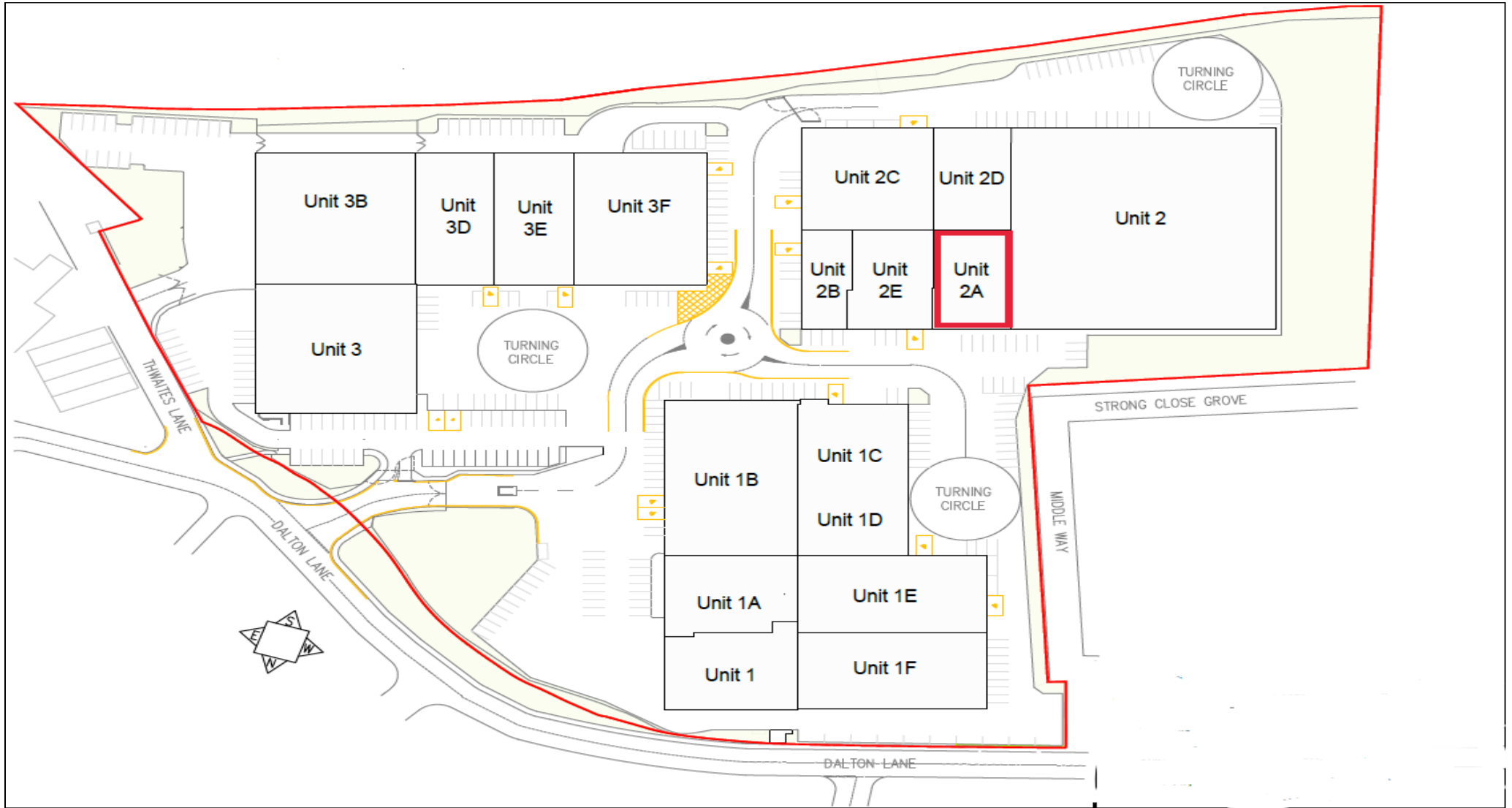
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