

# Modern Factory/Warehouse Unit To Let

293.8 sq m (3,163 sq ft)



- Modern factory/warehouse unit
- Rare high quality small unit
- Loading area and ample car parking
- Warehouse, Kitchen & WC
- Secure, well maintained estate
- Available April 2024

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

First Floor, 35 The Grove, Ilkley, LS29 9NJ  
Email: [mike@atkinsonassoc.co.uk](mailto:mike@atkinsonassoc.co.uk)

## 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

A rare opportunity to let a high quality small business unit within the ever popular Acre Park. The unit benefits from a warehouse, kitchen & wc.

The unit is accessed via a roller shutter door and a pedestrian doorway.

There is dedicated car parking and loading area with ample turning areas. The estate benefits from a security gate and intercom availability.

All mains services are connected.

## Accommodation

| Description                    | Size      |
|--------------------------------|-----------|
| Ground floor warehouse/kitchen | 3,163 ft2 |

## 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 2B is £21,750.

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

£20,000 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

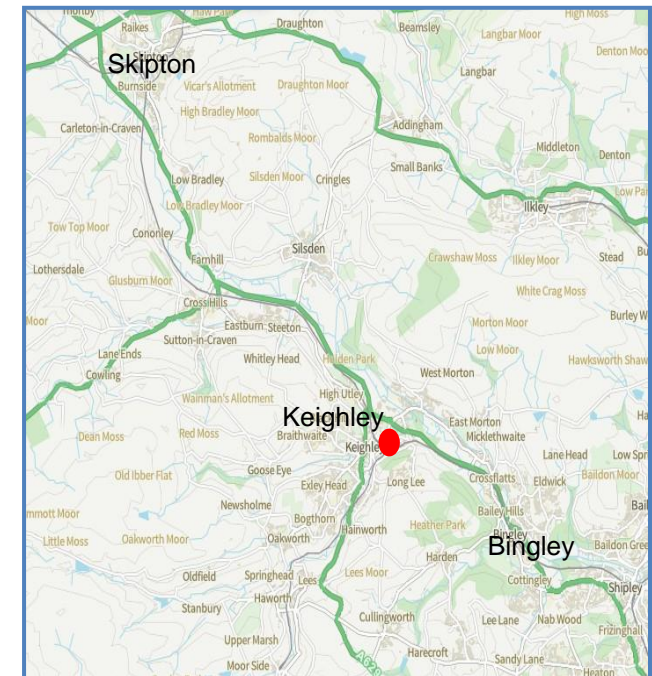
With sole agents **Atkinson Associates**

**Contact: Mike Atkinson**

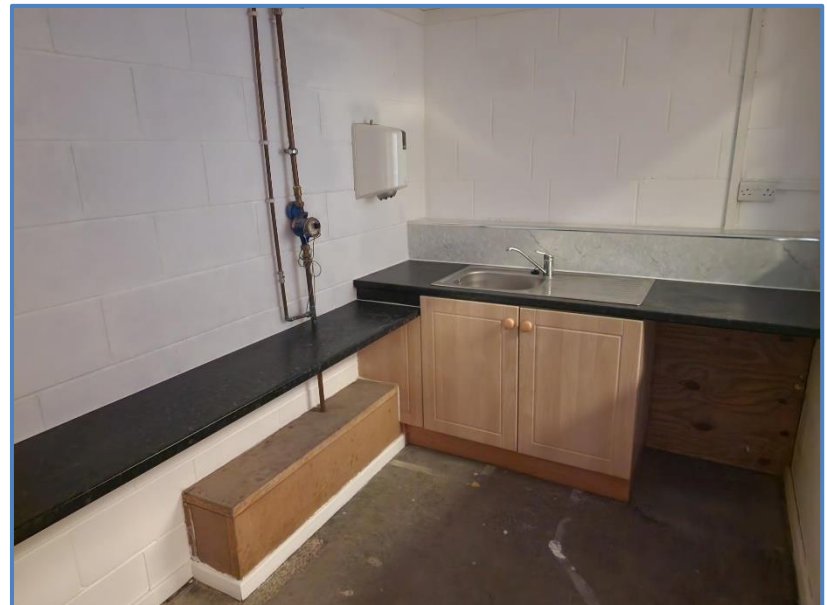
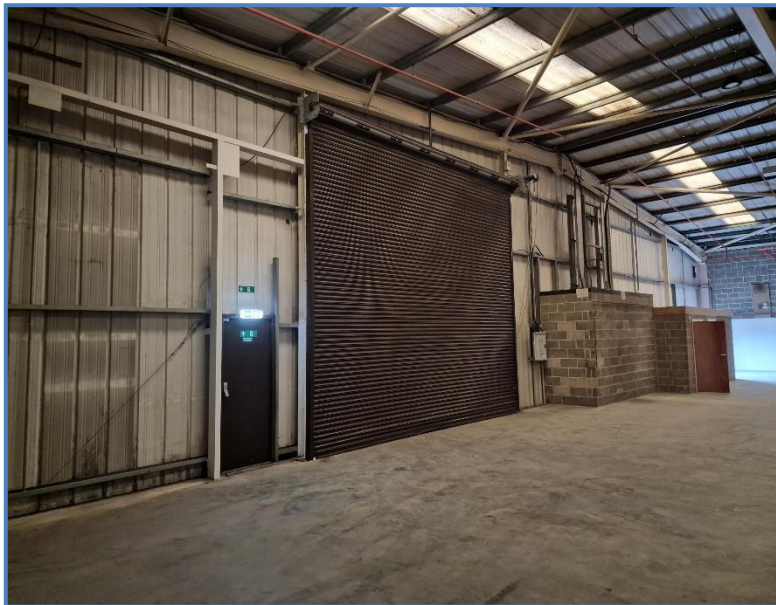
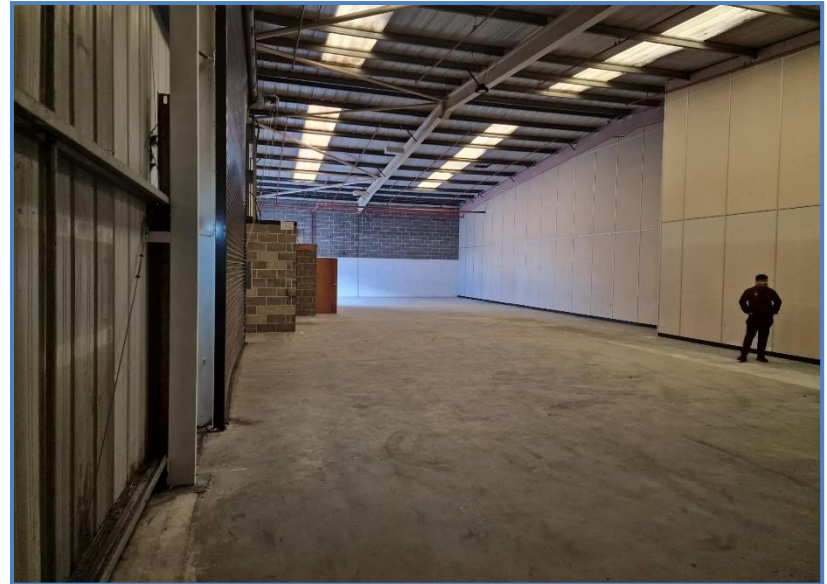
**E: [mike@atkinsonassoc.co.uk](mailto:mike@atkinsonassoc.co.uk)**

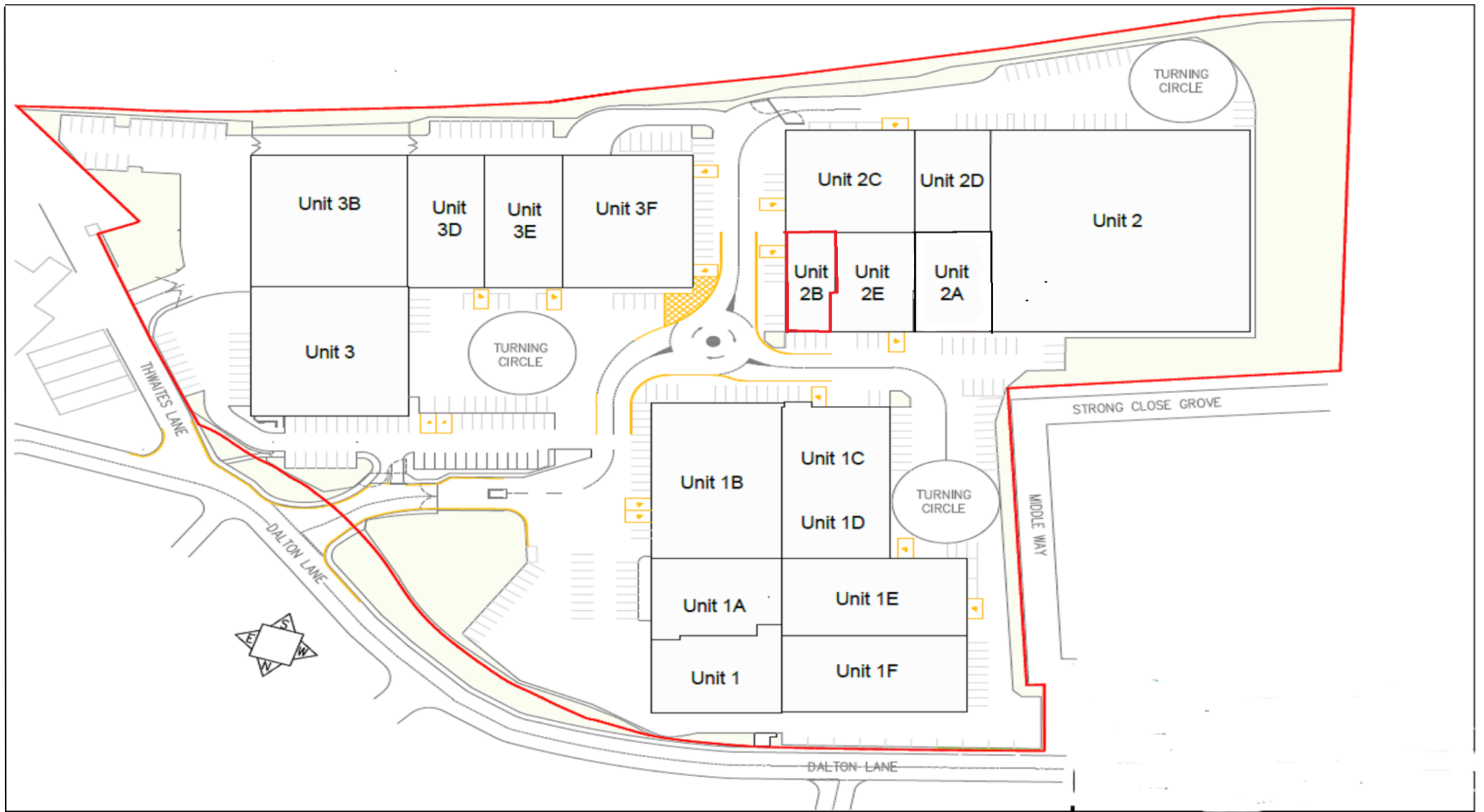
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