

Industrial Warehouse Unit - To Let

5,411.31 sq m (58,247 sq ft)

Rent £300,000 p.a.

- Industrial warehouse unit – 58,247 Ft² (GIA)
- Dock-level loading bay
- Approx. 5m to underside of haunch
- Situated on popular established industrial estate
- Modern offices



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

The subject property is situated on Royd Ings Avenue, to the north of Keighley town centre.

Keighley train station lies 0.8 miles to the south.

Connections at either end of Royd Ings Avenue provide direct access onto the A629 / A650 which serve Skipton (9.5 miles to the north west) and Bradford (9.5 miles to the south east) respectively. Motorways can be accessed approximately 11 miles to the south east (M606) and 18 miles to the west (M65). The immediate area is predominantly industrial and commercial buildings bordering the Keighley retail park to the south and is considered one of the main zones of Keighley's industrial activity. Nearby occupiers of note include; B&Q, Jewsons Builders Merchants and McDonalds.

Location	Distance Miles	Drive Time
Bradford	10 miles	25 mins
Leeds	20 miles	50 mins
M65 (Colne)	17 miles	35 mins

Description

The subject property comprises a steel-portal framed warehouse and a more recent extension that forms part of the building's office content. The warehouse has an eaves height of c. 5m to underside of haunch. There is also a reception foyer and additional first floor offices. The offices are finished to a good standard with suspended ceiling, LED lighting, kitchen, and male & female WCs on the ground floor. External elevations are metal sheet cladding with fenestration on the southern elevation of the office extension and entrance atrium. The warehouse has a concrete floor and there is a dock-level loading bay for articulated traffic at the north west corner of the warehouse. There is an additional roller shutter door at the eastern end of the south elevation which provides direct access to the warehouse.

Accommodation

	Sq.m	Sq.ft
Warehouse (incl. works office, canteen, reception, server room)	5,179.43	55,751
Office Extension	231.88	2,496
TOTAL	5,411.31	58,247

Terms

Leasehold - Quoting rent **£300,000 per annum**. The property is available on a leasehold basis by way of a new full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party is to be responsible for their own legal fees incurred in connection with any transaction.

EPC

Available on request

Rateable Value

We understand that the current rateable value is £187,000.

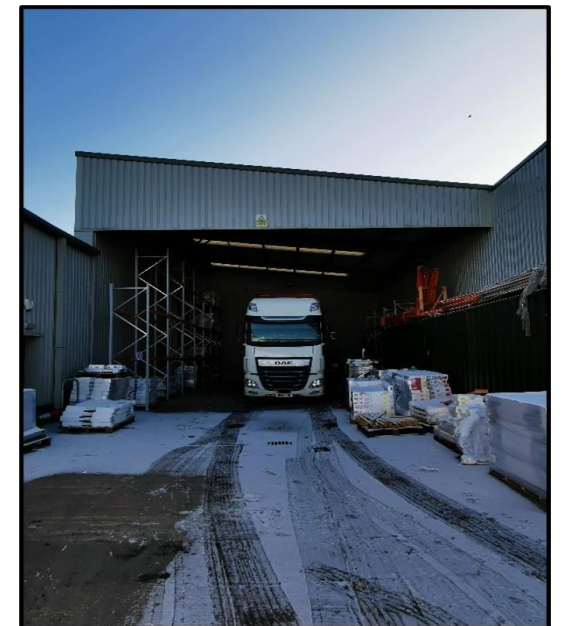
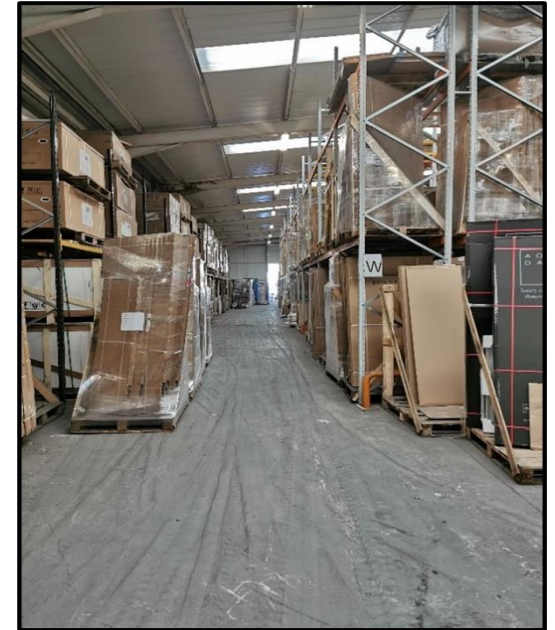
We advise you contact the local rating authority to confirm these values and address any queries to them.

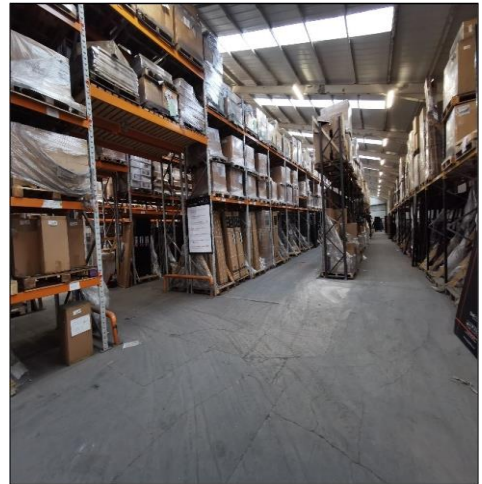
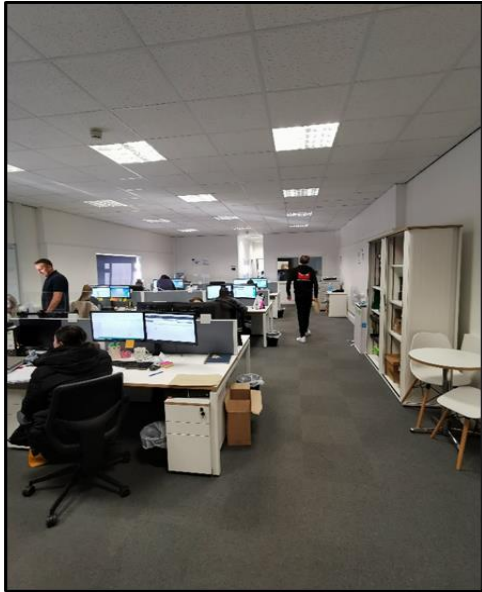
Viewing - By prior appointment - Mike Atkinson

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