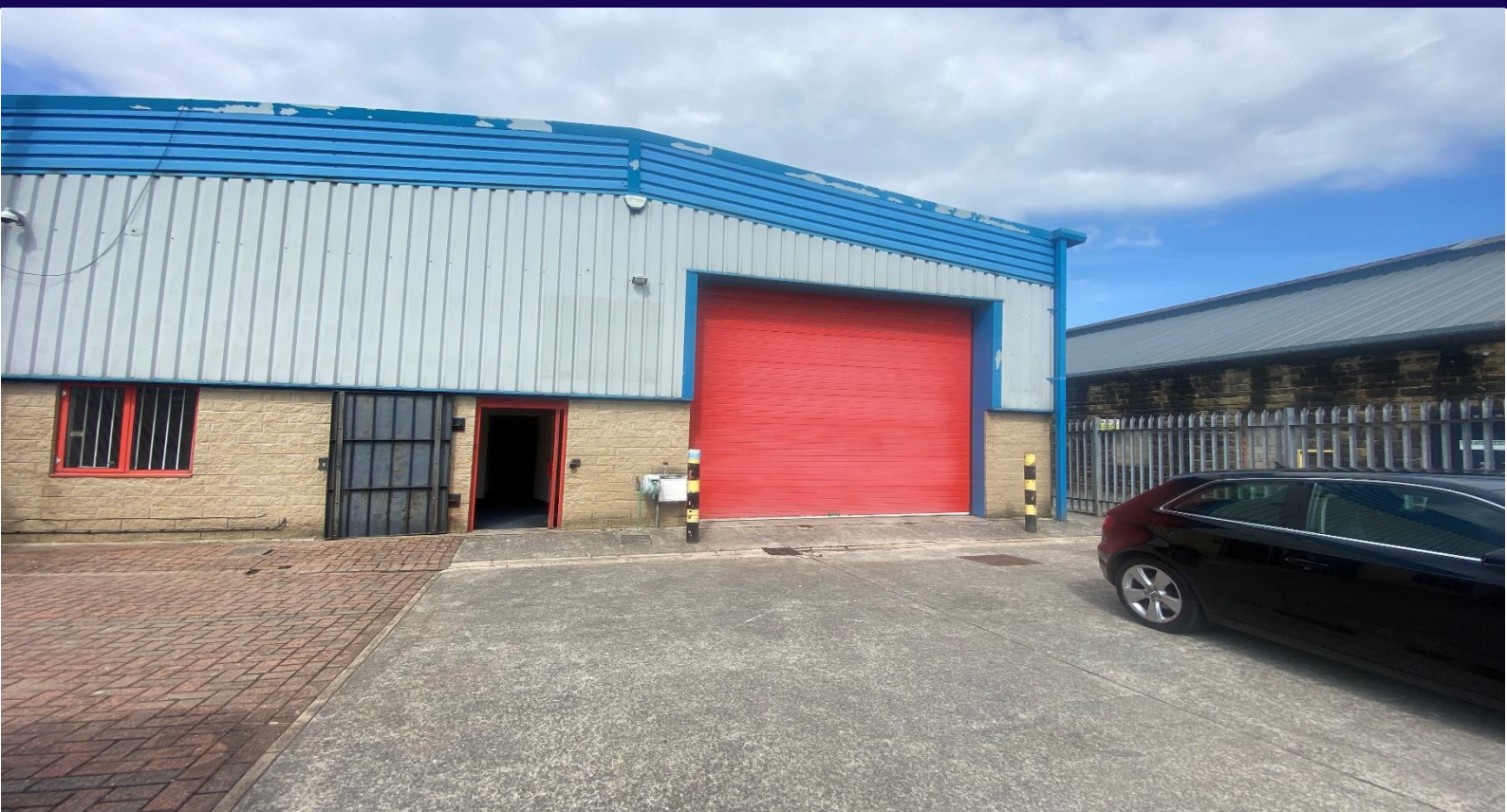


TO LET QUALITY DETACHED INDUSTRIAL/WAREHOUSE UNIT WITH DEDICATED YARD

Eddisons



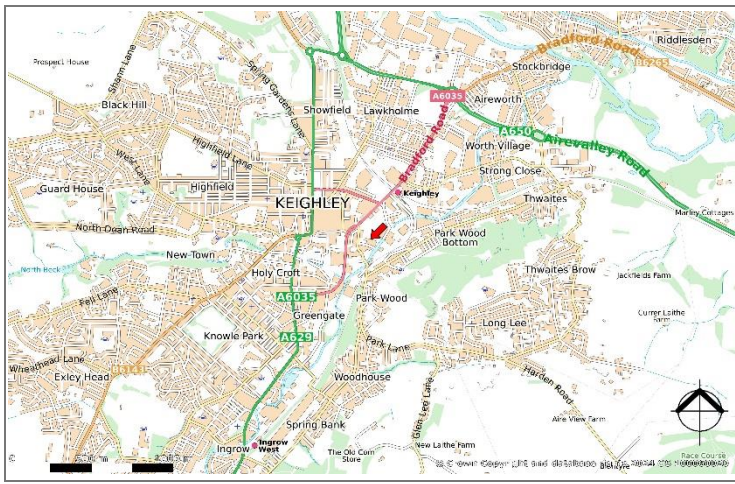
UNIT 1, GREAT NORTHERN ROAD, KEIGHLEY, BD21 5JH

RENTAL ON APPLICATION.

- Detached modern warehouse.
- Established industrial location.
- Dedicated yard/parking at front and rear.

AVAILABLE SPACE

264.87m² (2,851sq ft) plus mezz



LOCATION

The property is well located on Great Northern Road, just off the Worth Way ring road (A6035) on the fringe of Keighley town centre.

The premises are c0.4 miles from Keighley & Worth Valley Railway Station and within an established industrial location.

The unit is close to the A629 and therefore has excellent road links to the surrounding areas.

DESCRIPTION

The property comprises a modern steel framed industrial/warehouse premises being part brick and part metal sheet clad under a pitched roof incorporating translucent roof lights.

The unit benefits from a solid concrete floor throughout, drive in roller shutter access and an eaves height of c5.3m.

Partitioned out reception and WC facilities. In addition is a useful mezzanine storage/office.

UNIT	M ²	SQ FT
Ground floor	264.87	2,851
Mezzanine	33.16	357
Total approx. GIA	298.03	3,208

Externally, the property benefits from a fully fenced/gated dedicated yard/car park at the front and further parking at the rear.

All mains services are connected.

RATEABLE VALUE

To be reassessed

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available to let on a full repairing and insuring basis on terms to be agreed.

Rental on application.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
Email / matthew.jennings@eddisons.com
Email / harvey.bland@eddisons.com

SUBJECT TO CONTRACT
FILE REF / 731.4539A (1219633)

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