

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Prestigious New Business Park
Units from 1000 sqft. Trade Counter Units 2000 - 6000 sqft.
Various Options Available Plus Café Opportunity



Completion July 2024 – Construction Underway

- **High Specification Units – Various Size Options**
- **Trade Counter Units, Industrial/Business Units, Café**
- **Highly Visible Main Road Position**
- **Excellent Location for Road Network Town Centre & Station**

**PROVIDENCE PARK, DALTON LANE, KEIGHLEY
WEST YORKSHIRE, BD21 4HW**

PROVIDENCE PARK, DALTON LANE, KEIGHLEY WEST YORKSHIRE, BD21 4HW

Location

Providence Park is strategically located in Keighley Airedale's largest town. Adjacent to Bradford Road and close to the A650 the Business Park affords excellent communications throughout Airedale. It is opposite Asda Supermarket and adjacent to Keighley College Campus and Keighley Railway Station. The Town Centre is just a short walk away.

Leeds	19 miles (29 minutes train)
Bradford	10 miles (23 minutes train)
Skipton	9 miles (17 minutes train)
M65	12 miles

Description

Comprising 40,000 sqft of high specification new build industrial accommodation arranged across 4 buildings and 2.5 acres Providence Park intends to create a very prestigious business setting. Units are available from just 1,000 sqft with Trade Counter opportunities of 2,000 - 6,000 sqft and various other size options plus a roadside café opportunity of 2,000 sqft.

There will be ample surfaced and landscaped car parking and turning areas plus external lighting and CCTV.

Units will incorporate a specification which exceeds current building regulation standards for energy efficiency. Solar PV, EV charging and renewable energy sources will be incorporated.

Specification-guide only to be confirmed

Steel frame construction
Insulated cladding to elevations and roof
Insulation to underfloor
Electrically operated roller shutter access doors
Separate personnel door
Lobby, accessible wc and kitchenette
Solar PV - spec to confirm
Air source heat pumps - spec to confirm
Surfaced and landscaped service yard providing turning and parking
External lighting and CCTV

Rateable Value

To be confirmed

Timeframe

Completion July 2024 – construction under way

Terms

Units are available to let for a minimum term of 5 years.

Rents

Commencing rents from £11.50 per sqft exclusive.

Service Charge

A service charge will be levied to cover items such as maintaining service yards, landscaping, communal lighting and CCTV. Full particulars will be confirmed.

VAT

VAT will be payable on rents and service charges.

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

Lisa Throupe 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

Ian Hayfield – 07966 336616
ijh@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

