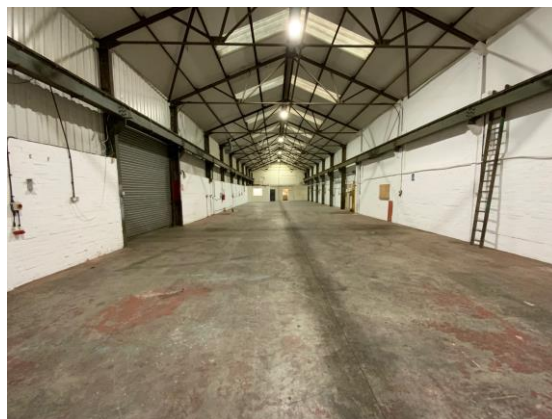


TO LET

Single Storey Warehouse/Works Accommodation
with Office Facility and Mezzanine
5,250 sqft (488 sqm)



COMMENCING RENT - £24,000 PER ANNUM EXCLUSIVE

- **Situated on the popular Newbridge Industrial Estate**
- **Suitable for a variety of industrial/commercial uses**
- **Parking facility**
- **Good access to all local amenities**

**UNIT 7 NEWBRIDGE INDUSTRIAL ESTATE
PITT STREET, KEIGHLEY, BD21 4PQ**

UNIT 7 NEWBRIDGE INDUSTRIAL ESTATE PITT STREET, KEIGHLEY, BD21 4PQ

Location

The property is located in the popular Newbridge Industrial Estate on the fringe of Keighley Town Centre. Newbridge Industrial Estate and the immediate district are established industrial and commercial areas with good access to the A650 Aire Valley Road. All the town's amenities are within close proximity.

Description

Single storey works/warehouse accommodation with office facility.

Externally there is a shared loading/yard area and parking facility.

Accommodation

Ground Floor

Accessible via roller shutter access door and separate personnel door and with working height of approximately 16'6"

Works/warehouse accommodation with office, ancillary areas and WC facility plus mezzanine.

5,250 sqft 488 sqm

External

Immediate loading area. Shared service yard providing ample turning amenity. Car parking amenity.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Warehouse & Premises
Rateable Value: £17,500
2023/24 Uniform Business Rate: £0.499

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Terms

The property is available to let for a period of years to be agreed.

Rent

£24,000 per annum exclusive

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

Legal Costs

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/5270-0448-2461-6107-3864>

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.

Further Information

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