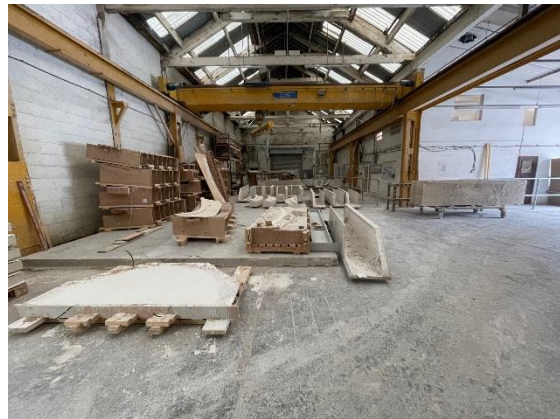


Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Industrial Premises offering a mix of High Bay Manufacturing,
Storage and Offices extending to approximately
29,019 sqft (2,787 sqm)
Site Area 0.79 Acres



GUIDE PRICE - £1,100,000

- **Substantial Industrial/manufacturing units with travelling cranes**
- **Large enclosed yard area**
- **Future development potential subject to planning permission**

**CENTRAL IRON WORKS, EASTWOOD WORKS
PARSON STREET, KEIGHLEY, BD21 3HD**

CENTRAL IRON WORKS, EASTWOOD WORKS PARSON STREET, KEIGHLEY, BD21 3HD

Location

The subject property is situated in a central position on Parson Street just off the A6035 Bradford Road. Bradford Road is a principal route through the town closely linked to the A650 Hard Ings Road and Aire Valley Trunk Road.

Description

The property comprises of a substantial works/warehousing facility split principally into 3 bays. Currently occupied as a stone masonry and benefiting from concrete floors throughout and a clear working height of up to 26' as well as two certified overhead cranes. Access is by way of roller shutter doors from both Parson Street and the enclosed side yard area. Internally there is a series of offices, canteen as well as various toilet/kitchen facilities. The main works area benefits from partial hot air blown heating, some radiant heating as well as high bay lighting and LED strip lights. The office accommodation benefits from strip lighting throughout and gas fired central heating.

Accommodation

Bay 1

Ground Floor

Accessed via roller shutters from the yard and Parson Street to include concrete floors throughout and 10 ton travelling crane. Having a clear working height of 13'8 and includes a section of ground floor offices, entrance lobby, kitchen area and male and female toilets.

9,545 sqft 887 sqm

First Floor

Office block offering a series of office rooms and benefiting from gas fired central heating.

1,188 sqft 110 sqm

Bay 2

Ground Floor

Works with roller shutter access from Parson Street, concrete floors throughout and excellent natural light. This bay benefits from two 10 ton travelling cranes and has a clear working height of 19'9. To the front of the bay is a locker room including small lobby and toilet facilities.

9,213 sqft 856 sqm

Mezzanine storage area

1,953 sqft 181 sqm

Bay 3

Ground Floor

Access is via bay 2 and benefits from concrete floors throughout and again excellent natural light. Bay 3 has a clear working height of 26'5 and also includes a kitchen and canteen/office block to the front.

5,270 sqft 490 sqm

First Floor

Office accommodation offering a series of offices, toilet facilities and benefiting from gas fired central heating.

1,098 sqft 102 sqm

Second Floor

Office accommodation offering a series of offices overlooking Parson Street.

757 sqft 70 sqm

External

Large yard area offering an excellent storage facility and car parking.

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: Factory & Premises

Rateable Value: £52,000

Uniform Business Rate for 2023/2024: £0.499

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.

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

The site offers residential development potential however this is subject to obtaining the necessary planning consents and a scheme has been prepared in conjunction with a neighboring site. Plans are available for inspection upon request.

Guide Price

£1,100,000

VAT

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

EPC

EPC commissioned

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.

