

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 60097



TO LET

Single Storey Warehouse/Works Accommodation
3,376 sqft (314 sqm)



GUIDE RENT - £19,250 PER ANNUM EXCLUSIVE

- **Open plan works/warehouse accommodation**
- **Small business rate relief may be available - subject to qualification***
- **Situated on the popular Newbridge Industrial Estate with good access to all local amenities**
- **Secure site**
- **Enclosed yard**

**UNIT 6 NEWBRIDGE INDUSTRIAL ESTATE, PITT STREET,
KEIGHLEY, WEST YORKSHIRE, BD21 4PQ**

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Location

The subject property is conveniently located within the popular Newbridge Industrial Estate, lying on the fringe of Keighley Town Centre. Newbridge Industrial Estate and the Parkwood District are well established commercial areas offering good access to the A650 Aire Valley Trunk Road linking into Bradford. All the town's amenities are within close proximity.

Description

Open plan works/warehouse accommodation with roller shutter loading door.

Externally there is a parking facility and enclosed yard.

Accommodation

Ground Floor

Open plan spacious works/warehouse accommodation with office and toilet facility

3,376 sqft (314 sqm)

External

Enclosed yard and parking facility. Additional parking is available within the Estate.

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: Workshop & Premises
Rateable Value: £12,500
Uniform Business Rate for 2023/2024: £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 as the current rates liability.

*Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

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 (apart from gas) 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.

Guide Rent

£19,250 per annum exclusive

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/5399-3331-6096-0650-0069>

Legal Costs

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

Further Information

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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.

