

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

High Quality Warehouse/Works unit  
2,410 sqft (234 sqm)



**GUIDE RENT - £25,000 PER ANNUM EXCLUSIVE**

- **Modern business unit**
- **Small industrial estate of only 6 units**
- **Suitable for a variety of light industrial uses**

**UNIT 6 WILSDEN BUSINESS PARK, SHAY LANE, WILSDEN,  
WEST YORKSHIRE, BD15 0DR**

# UNIT 6 WILSDEN BUSINESS PARK, SHAY LANE, WILSDEN, WEST YORKSHIRE, BD15 0DR

## Location

Wilsden Business Park is located on the fringe of the popular village of Wilsden midway between Bradford (6 miles) and Keighley (6 miles). The location is ideal for those seeking a high quality industrial environment away from the more traditional heavy industrial location.

## Description

Unit 6 is the largest unit within this hugely successful development and offers single storey accommodation to include both pedestrian and electrically operated roller shutter loading. Externally there is a loading area and an off street parking allocation.

## Accommodation

### Internal

### Ground Floor

Storage/workshop accommodation

2,100 sqft      195 sqm

Mezzanine store

310 sqft      28 sqm

### External

Loading and 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: Warehouse and premises

Rateable Value: £14,250

Uniform Business Rate for 2024/2025: £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](mailto:planning.enquiries@bradford.gov.uk)

## Terms

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

## Guide Rent

£25,000 per annum exclusive of all usual outgoings

## 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.

## Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where required.

## Legal Costs

The ingoing tenant may also be responsible for a contribution towards the landlord legal costs incurred during the preparation of the lease document.

Full details are available upon request.

## Further Information

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