

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 60097



TO LET

Works/Warehouse Accommodation
to include Offices and Mezzanine Storage
Extending to approximately 4,630 sqft (430 sqm)



GUIDE RENT - £22,000 PER ANNUM EXCLUSIVE

- **Spacious open plan accommodation**
- **Private parking area**
- **Established commercial location having good access to all local amenities**
- **Offices and mezzanine storage area**

**UNIT 4 PROGRESS WORKS, PARKWOOD STREET, KEIGHLEY,
WEST YORKSHIRE, BD21 4NX**

UNIT 4 PROGRESS WORKS, PARKWOOD STREET, KEIGHLEY, WEST YORKSHIRE, BD21 4NX

Location

The subject property is situated on Parkwood Street, lying within an established industrial/commercial area of Keighley. The property has excellent access to all local amenities and lies a short distance away from the Aire Valley Trunk Road which offers good access towards Skipton, Bradford and beyond.

Description

The property comprises of industrial premises incorporating manufacturing and storage accommodation with offices and mezzanine storage as well as toilet facilities. The property is built around a steel frame with a mix of masonry and cladding to the elevations and roof. The accommodation is planned over the ground floor which is of concrete construction and access is via both a roller shutter and two pedestrian access doors. The unit has a clear working height of around 17' to the eaves. Externally there is a sizeable tarmac surfaced access/service yard which is shared with other users and also benefits from a private parking area for approximately 6 cars.

Accommodation

Ground Floor

High bay open plan works/warehouse accommodation with offices.

3,994 sqft 371 sqm

Mezzanine

Storage facility

636 sqft 59 sqm

External

Yard area and surfaced car park area. Shared turning facility and internal roadway

Services

We understand that all main services are 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.

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: £22,250

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.

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

Terms

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

Guide Rent

£22,000 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/0290-9382-9930-7000-7503>

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

Further Information

Lisa Throupe at our Keighley Office
01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

Lee Bilbrough – 07966 336618
lee@hayfieldrobinson.co.uk

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

www.hayfieldrobinson.co.uk

