

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Excellent Town Centre Office Suites
Available on All Inclusive Terms
From 500 sqft (46 sqm)



- **Short flexible terms available**
- **Private car parking on a first come first served basis**
- **Ready for immediate occupation**
- **Virtual reception**
- **Close to all town centre amenities**

**SUITES 1 & 3, 3RD FLOOR, NEW DEVONSHIRE HOUSE,
DEVONSHIRE STREET, KEIGHLEY, BD21 2AU**

SUITES 1 & 3, 3RD FLOOR, NEW DEVONSHIRE HOUSE, DEVONSHIRE STREET, KEIGHLEY, BD21 2AU

Location

The subject accommodation occupies a prominent position on Devonshire Street, being one of the most popular office locations within the Town. The Town Centre itself is within easy walking distance and offers an array of everyday facilities and amenities, in addition to excellent road and rail links to the major business centres of West Yorkshire. Other nearby occupiers include insurance brokers, solicitors and accountants.

Description

New Devonshire House comprises of a purpose built five storey office block with a communal entrance, lift and private parking. Suites 1 & 3 offer open plan office accommodation with shared toilets and kitchen facility. In addition, and at extra cost, occupiers will also have the opportunity to use a large meeting/conference room and discounted Gym membership. Office furniture including desks/chairs/filing cabinets etc can also be made available.

Accommodation

Internal

Ground Floor

Communal entrance with stairs and lift to upper floors.

Third Floor

Suite 1 including glazed private office/meeting room

667 sqft 63 sqm

Suite 3 / The Think Tank

502 sqft 46 sqm

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:

Suite 1, 3rd Floor, New Devonshire House

Description: Offices & Premises
Rateable Value: £5,800

Suite 3, 3rd Floor, New Devonshire House

Description: Offices & Premises
Rateable Value: £1,150
Uniform Business Rate for 2024/2025: £0.499

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

Services

The office suites are available to let on all inclusive terms to include heating, lighting, power, wifi and a virtual reception facility.

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

Each office suite is available for a minimum term of 12 months.

Guide Rents

Suite 1 £13,000 per annum inclusive

Suite 3 £10,000 per annum inclusive

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/7414-1086-1873-2823-0949>

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.

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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