

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 60097



TO LET

Two Storey Industrial Premises
2,690 sqft (249 sqm)



GUIDE RENT - £17,500 PER ANNUM EXCLUSIVE

- **Open plan works/office space**
- **No business rates to pay – S.T.Q**
- **Suitable for a variety of commercial/office uses**

**UNIT 3 MARLEY WORKS, MARLEY STREET
KEIGHLEY, BD21 5JX**

UNIT 3 MARLEY WORKS, MARLEY STREET KEIGHLEY, BD21 5JX

Location

The subject property is conveniently located on Marley Street just off the main A629 South Street on the southern fringe of Keighley town centre. South Street is a principal route through the town connecting Halifax Road with the Aire Valley Trunk Road.

Nearby occupiers include a mix of light industrial units and car sales/workshops.

Description

The property comprises of a two storey industrial premises with the principal accommodation planned over the ground floor which is predominantly open plan with pedestrian access. The first floor offers additional storage space and feel the accommodation would be suitable for a variety of commercial/office based uses.

Accommodation

Internal

Ground Floor

Office/workshop space with gas fired central heating, LED lighting
1,218 sqft 113 sqm

Ladies and gents toilet facilities and small kitchenette

Store room
46 sqft 4 sqm

Office
212 sqft 19 sqm

First Floor

Storage
1,214 sqft 112 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:

Units 3 & Pt 4, Hansons Works, Marley Street, Keighley, West Yorkshire, BD21 5JX

Description: Workshop & Premises
Rateable Value: £9,200
Uniform Business Rate for 2023/2024: £0.499

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

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

Terms

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

Guide Rent

£17,500 per annum exclusive

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.

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 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk
Lee Bilbrough – 07966 336618
lee@hayfieldrobinson.co.uk

