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

www.hayfieldrobinson.co.uk

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

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

https://find-energy-certificate.service.gov.uk/energycertificate/6274-5581-3815-7548-7897

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

Lisa Throupe 01535 600097/07966 300501 <u>lisa@hayfieldrobinson.co.uk</u> Lee Bilbrough – 07966 336618 <u>lee@hayfieldrobinson.co.uk</u> Justin Robinson – 07966 336617 <u>ejr@hayfieldrobinson.co.uk</u>

www.hayfieldrobinson.co.uk

Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.

