

TO LET

High Quality Modern Industrial/Commercial Unit with Private
Parking and Yard Facility
1,736 sqft (161 sqm)



GUIDE RENT – £14,500 PER ANNUM EXCLUSIVE

- **Situated on the ever popular Eastburn Mills Industrial Complex**
- **No business rate liability – subject to qualification**
- **Spacious open plan unit – suitable for a variety of uses – subject to planning**
- **Good access to all local amenities**

**UNIT 10 EASTBURN MILLS, MAIN ROAD, EASTBURN, KEIGHLEY
WEST YORKSHIRE, BD20 7SU**

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Location

The subject property forms part of the ever popular Eastburn Mills Industrial complex. The complex itself occupies a central position within the village of Eastburn, fronting onto Main Road/Skipton Road (B6265). Skipton lies approximately 5 miles to the north and Keighley approximately 3 Miles to the south east.

The estate itself comprises a successful mix of commercial occupiers.

Description

The subject property forms modern single storey works/warehouse incorporating steel portal frame construction with plastisol coated steel decked roof incorporating perspex style roof lights.

Vehicular access into the property is provided via a large roller shutter loading door.

Externally there is parking for approximately 5 cars.

Accommodation

Ground Floor

Main works to include toilet accommodation

54'2" x 32'	1,736 sqft	161 sqm
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External

Parking for 5 cars.

Services

We understand that the property is either installed with or has reasonable access to all main services. 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: Warehouse & Premises
Rateable Value: £11,250
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

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

£14,500 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/9570-3095-0285-0500-2221>

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

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