

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE/TO LET

Single Storey Detached High Bay Warehouse/Works
Accommodation with Parking & Large Secure Yard
Unit 2 - 5,850 sqft, Unit 4 - 4,822 sqft & Unit 6 - 8,470 sqft
Preliminary Details



- **Rare freehold opportunities**
- **Clear working height to eaves of approximately 6.95m**
- **Secure yard and private parking facility**
- **Inspection highly recommended**
- **Good access to all local amenities**

**UNITS 2, 4 & 6 ADMIRAL WAY, LAWKHOLME LANE,
KEIGHLEY, BD21 3LN**

UNITS 2, 4 & 6 ADMIRAL WAY, LAWKHOLME LANE, KEIGHLEY, BD21 3LN

Location

The properties are situated on the Admiral Way Industrial/Trade Park, a popular commercial location having good access to all local Keighley amenities. Nearby occupiers include Howden Joinery, RN Wooler & Co Limited and B&W Plant Hire & Sales Limited.

Admiral Way itself is situated immediately off Lawkholme Lane which is accessible via Hard Ings Road (A650) a principal arterial route through Keighley.

Description

The properties offer single storey detached and semi detached purpose built warehouse/works accommodation incorporating steel portal framed construction with block lining and part brick outer face. Large sections of the accommodation benefit from profiled insulated metal cladding. The roof also incorporates profiled insulated metal sheeting with perspex style roof lights. Unit 2 benefits from a super 2 storey office block. Vehicular access into the accommodation is provided via electrically operated loading doors. Private parking is available to the front of each unit.

Accommodation

Internal

Ground Floor

Open plan high bay warehouse and works accommodation. Vehicular access into the unit is provided via a large electrically operated loading door. The unit has a clear working height of 6.95m

External

Large gated yard and car park with outside security lighting.

Unit 2	5,850 sqft	543 sqm
Unit 4	4,822 sqft	448 sqm
Unit 6	8,470 sqft	787 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:

Description: Warehouse & Premises

Rateable Value: £84,500

If occupied on an individual basis then the rateable value will need to be reassessed.

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 properties are available to let for periods of years to be agreed.

Guide Rent & Guide Price

Unit 2

£36,500 per annum exclusive

£645,000

Unit 4

£30,000 per annum exclusive

£530,000

Unit 6

£53,000 per annum exclusive

£930,000

VAT

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

EPC'S

<https://find-energy-certificate.service.gov.uk/energy-certificate/1105-8345-1842-2691-5920>

<https://find-energy-certificate.service.gov.uk/energy-certificate/0940-0036-2659-7699-4002>

<https://find-energy-certificate.service.gov.uk/energy-certificate/0090-2928-0376-8320-9064>

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

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

Lisa Throupe 01535 600097/07966 300501

lisa@hayfieldrobinson.co.uk

Lee Bilbrough – 07966 336618

lee@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617

ejr@hayfieldrobinson.co.uk

