

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 60097



# FOR SALE

Excellent Two Storey Works/Warehouse/Office  
with Parking  
2,770 sqft (257 sqm)



**OFFERS IN THE REGION OF £230,000**

- **Rare freehold business unit**
- **Excellent condition**
- **Surfaced private parking area**
- **Roller shutter and pedestrian access**
- **Easy waking distance to the town centre**

**UNIT 2A SPRINGFIELD MILL, OAKWORTH ROAD  
KEIGHLEY, WEST YORKSHIRE, BD21 1QQ**

# UNIT 2A SPRINGFIELD MILL, OAKWORTH ROAD KEIGHLEY, WEST YORKSHIRE, BD21 1QQ

## Location

The subject property is located on the fringe of Keighley town centre within a mixed use area and is extremely convenient for all local amenities and services.

## Description

This two storey detached brick built business unit offers primarily open plan works/storage accommodation planned over two floors. The ground floor is accessed via both a pedestrian and roller shutter door. The first floor provides further open plan storage/offices. In addition there is a small kitchenette and toilet facility. To the front there is a surfaced car parking area and a small gated yard to the side.

## Accommodation

### Internal

#### Ground Floor

Entrance lobby leading to works/warehouse, small office, toilet and kitchenette

1,385 sqft      129 sqm

#### First Floor

Storage and office accommodation

1,385 sqft      129 sqm

### External

To the front parkin area for approximately 4 cars and yard area to the side housing the LPG tank.

## 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: Workshop & Premises  
Rateable Value: £5,600  
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.

The gas fired central heating system is fired by LPG

## 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](mailto:planning.enquiries@bradford.gov.uk)

## Guide Price

Offers in the region of £230,000

## VAT

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

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/5660-7783-5961-9454-8116>

## 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

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