Temple Chambers Russell Street Keighley BD21 2JT 01535 600097



TO LET

Works/Warehouse Accommodation to include Offices and Mezzanine Storage Extending to approximately 4,630 sqft (430 sqm)





GUIDE RENT - £22,000 PER ANNUM EXCLUSIVE

- Spacious open plan accommodation
- Private parking area
- Established commercial location having good access to all local amenities
- Offices and mezzanine storage area

UNIT 4 PROGRESS WORKS, PARKWOOD STREET, KEIGHLEY, WEST YORKSHIRE, BD21 4NX

www.hayfieldrobinson.co.uk

UNIT 4 PROGRESS WORKS, PARKWOOD STREET, KEIGHLEY, WEST YORKSHIRE, BD21 4NX

Location

The subject property is situated on Parkwood Street, lying within an established industrial/commercial area of Keighley. The property has excellent access to all local amenities and lies a short distance away from the Aire Valley Trunk Road which offers good access towards Skipton, Bradford and beyond.

Description

The property comprises of industrial premises manufacturing incorporating and storage accommodation with offices and mezzanine storage as well as toilet facilities. The property is built around a steel frame with a mix of masonry and cladding to the elevations and roof. The accommodation is planned over the ground floor which is of concrete construction and access is via both a roller shutter and two pedestrian access doors. The unit has a clear working height of around 17' to the Externally there is a sizeable tarmac eaves. surfaced access/service yard which is shared with other users and also benefits from a private parking area for approximately 6 cars.

Accommodation

Ground Floor

High bay open plan works/warehouse accommodation with offices.

3,994 sqft 371 sqm

Mezzanine

Storage facility

636 sqft 59 sqm

External

Yard area and surfaced car park area. Shared turning facility and internal roadway

Services

We understand that all main services are 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.

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: £22,250 Uniform Business Rate for 2024/2025: £0.499 Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: <u>planning.enquiries@bradford.gov.uk</u>

Terms

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

Guide Rent

£22,000 per annum exclusive

V A T

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

EPC

https://find-energy-certificate.service.gov.uk/energycertificate/0290-9382-9930-7000-7503

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

Lisa Throupe at our Keighley Office 01535 600097/07966 300501 lisa@hayfieldrobinson.co.uk

Lee Bilbrough – 07966 336618 lee@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617 ejr@hayfieldrobinson.co.uk

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.

