

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 60097



# TO LET

Single Storey Works/Warehouse Unit  
with Parking  
2,631 sqft (244 sqm)



**GUIDE RENT - £18,250 PER ANNUM EXCLUSIVE**

- **Situated on the ever popular Eastburn Mills Industrial Complex**
- **Spacious open plan unit – suitable for a variety of uses – subject to planning**
- **Good access to all local amenities**
- **Parking**

**UNIT 14 EASTBURN MILLS, EASTBURN, NR KEIGHLEY,  
WEST YORKSHIRE, BD20 7SJ**

# UNIT 14 EASTBURN MILLS, EASTBURN, NR KEIGHLEY, WEST YORKSHIRE, BD20 7SJ

## 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 single storey works/warehouse incorporating steel portal frame construction with block elevations, composite clad roof with interior lighting. In addition there are toilet facilities.

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

Externally there is private parking.

## Accommodation

### Ground Floor

Main works to include kitchen and toilet accommodation

2,631 sqft      244 sqm

### External

Private 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: Workshop & 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](mailto:planning.enquiries@bradford.gov.uk)

## Terms

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

## Guide Rent

£18,250 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/0250-1984-0318-4270-2000>

## 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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