

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

Single Storey Works/Warehouse Accommodation  
460 sqft (43 sqm)



**GUIDE RENT - £6,250 PER ANNUM EXCLUSIVE**

- **Low running costs**
- **Flexible Terms**
- **No business rate liability – subject to qualification\***
- **Popular industrial estate within Silsden having good access to all local amenities**

**UNIT 3C, HOWDEN HALL INDUSTRIAL ESTATE, HOWDEN ROAD  
SILSDEN, NR KEIGHLEY, BD20 0HJ**

# UNIT 3C, HOWDEN HALL INDUSTRIAL ESTATE, HOWDEN ROAD SILSDEN, NR KEIGHLEY, BD20 0HJ

## Location

The subject property is situated within the waterside area of Silsden approximately ¼ mile from the Town Centre. Silsden itself has all the amenities you would expect for a Town of this size and it is conveniently positioned approximately half way between the larger towns of Keighley and Skipton.

## Description

Single storey brick built compact works/warehouse accommodation with parking and yard facilities.

## Accommodation

### Internal

### Ground Floor

Warehouse/works accommodation with electrically operated roller shutter loading door

460 sqft                      43 sqm

### External

Parking and yard area

## 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: £2,800  
Uniform Business Rate for 2023/2024: £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](mailto:planning.enquiries@bradford.gov.uk)

## Terms

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

## Guide Rent

£6,250 per annum exclusive

## VAT

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

## EPC

EPC commissioned

## 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 01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

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**[www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)**

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

