

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Detached Industrial Unit with Offices and Service Yard
13,124 sqft (1,219.3 sqm)



GUIDE RENT – ON APPLICATION

- Well regarded industrial Estate
- Manufacturing plus storage
- 21' eaves height
- Two roller shutter access doors
- Good office content
- Service yard and parking

**UNIT 1A CASTLEFIELDS MILL, CROSSFLATTS
BINGLEY, BD16 2AB**

UNIT 1A CASTLEFIELDS MILL, CROSSFLATTS BINGLEY, BD16 2AB

Location

Castlefields Industrial Estate is situated to the immediate north of Bingley Town Centre approximately 5 miles north west of Bradford city centre and 2.5 miles east of Keighley town centre. The Estate is well placed for immediate access to the A650 Aire Valey Road and Bingley Relief Road both providing good road access to all Airedale Business Centres. Crossflatts Station is within walking distance.

Castlefields Industrial Estate is a favored location comprising in the main industrial accommodation of modern style. Units are variously occupied by a mix of manufacturers, distributors and some retail/trade counter operators.

Description

The property comprises a detached industrial unit of steel portal frame construction incorporating a mix of brick and profiled metal sheet to the elevations and a similar profiled metal sheet roof covering. We understand built in 1986.

Accommodation is planned primarily across ground floor. Access is via two metal roller shutter access doors to the front along with additional personal access to the office elements which themselves are planned across two floors.

The production accommodation have an eaves height of approximately 21'. To the rear of the principal production accommodation there is a further works/storage area planned over two floors. The office element comprises a series of offices, storage amenity and wc facilities.

Accommodation

Internal

Ground Floor

Principal manufacturing element
Accessible via two roller shutter access doors with an eaves height of approximately 21'
6,810 sqft 632.7 sqm

Rear element
Further works/storage accommodation with a working height of approximately 8'
2,569 sqft 238.7 sqm

First Floor

Rear element incorporating substantial floor and eaves height of approximately 11'6
2,569 sqft 238.7 sqm

Offices

Ground Floor

Comprising offices, storage and wc facilities
588 sqft 54.6 sqm

First Floor

Comprising two offices and storage
588 sqft 54.6 sqm

External

Surfaced service yard and car 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: £58,500
Uniform Business Rate for 2024/2025: £0.546

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

Guide Rent

Rent on application

VAT

The rent is subject to VAT.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/6190-5713-0907-6794-6827>

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

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

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

www.hayfieldrobinson.co.uk

