

# TO LET

Two Detached Industrial Units with Offices and Service  
Yard/Compound  
22,500 sqft (2,090 sqm) in all  
Available as a whole or separately



## GUIDE RENT – ON APPLICATION

- Sought after commercial location on the popular Castlefields Industrial Estate
- Close to Crossflatts train station (Airedale Line). Services to Leeds, Bradford Foster Square and Skipton
- Suitable for a variety of uses (S.T.P)
- Good access to all local amenities
- Service yard/compound and ample parking

**UNITS 10, 11 & 12 CASTLEFIELDS MILL, CROSSFLATTS  
BINGLEY, BD16 2AB**

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## 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

On offer are 2 detached steel portal framed units which are separated by a large yard area. The yard area is fenced and gated from the front and offers a secure compound.

Units 10 & 11 benefit from electrically operated roller shutter loading doors, an entrance foyer with office above, wc facilities, a warm air blower and a useful mezzanine storage area.

Unit 12 is basic in nature but offers excellent potential and has the benefit of a rear storage area. There is a useful dock level loading door to the side elevation.

The eaves height in all units is 13'.

## Accommodation

### Internal

#### Units 10 & 11

Principal manufacturing element offering warehouse/manufacturing area including 2 storey foyer/office and wc facilities

14,119 sqft      1,312 sqm

#### Unit 12

Warehouse/manufacturing area

6,781 sqft      630 sqm

#### Mezzanine

1,600 sqft      149 sqft

### External

Fenced and gated yard area offering secure compound and 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: Factory & Premises  
Rateable Value: £93,500  
Uniform Business Rate for 2024/2025: £0.546

## 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

On application

## VAT

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

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/3450-7948-8210-6018-0199>

<https://find-energy-certificate.service.gov.uk/energy-certificate/3394-5724-5751-6792-9548>

## 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

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