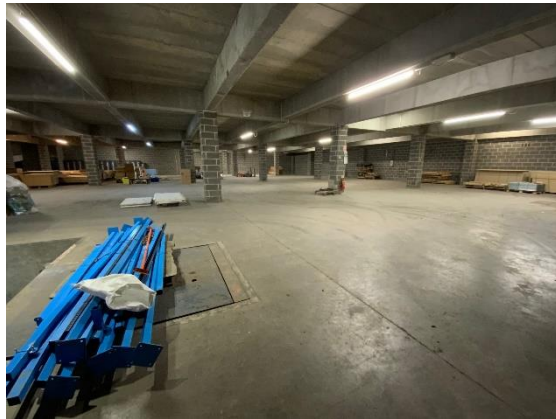


Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 60097



TO LET

Warehousing HGV Accessible Covered Loading Bay/Dock
64,000 sqft (5,946 sqm)



- Warehousing/Bulk Storage
- Service Yard and Car Parking
- Access from Haincliffe Road and Woodhouse Road
- HGV Access/Turning and Covered Loading Bay/Dock

**PROSPECT NEW MILL, HAINCLIFFE ROAD
INGROW, KEIGHLEY, BD21 5BU**

PROSPECT NEW MILL, HAINCLIFFE ROAD INGROW, KEIGHLEY, BD21 5BU

Location

The property is situated to the immediate south of Keighley Town Centre off Haincliffe Road near to its junction with South Street/Halifax Road A629 with additional access from Woodhouse Road.

South Street/Halifax Road is a principal arterial route.

Bradford/ M606/M62 8 miles. Colne/ M65 14 miles. Halifax 12 miles. Leeds 17 miles.

Description

The property provides warehousing at upper ground floor with loading and service yard/car park immediately off Woodhouse Road beyond which there is an interconnecting lower warehouse with covered loading bay/dock. HGV access and turning is available from this point.

Accommodation

Internal

Upper Ground Floor

Open plan warehousing

50,000 sqft 4,645 sqm

Lower Ground Floor

Open plan warehousing with loading bay/dock

14,000 sqft 1,300 sqm

External

Service yard/car park directly off Woodhouse Road

HGV access off Haincliffe Road.

Rateable Value

The subject property forms part of a larger assessment and will be reassessed upon occupation.

Planning

The property has previously been occupied for storage and distribution.

If you have other needs please discuss with the agents.

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

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

Justin Robinson – 07966 336617

ejr@hayfieldrobinson.co.uk

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.

