Temple Chambers Russell Street Keighley BD21 2JT 01535 600097



TO LET High Quality First Floor Office Suites From 129 sqft (12 sqm)





- Excellent sought after business park close to the Aire Valley Road
- Suitable for a variety of office based uses
- Private parking
- No business rates to pay subject to qualification **
- All inclusive rents
- Early internal inspection highly recommended to fully appreciate the quality of accommodation on offer

FIRST FLOOR OFFICES, CLARA HOUSE, WORTH ENTERPRISE PARK, VALLEY ROAD, KEIGHLEY, BD21 4LN

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Location

Worth Enterprise Park is situated immediately off Valley Road which is situated to the north west of Keighley town centre close to the A650 having excellent access to all local amenities.

Description

Individual self contained office suites with shared kitchen and wc's facilities

Accommodation

Internal

Ground Floor

Entrance lobby leading to

First Floor

Suite 1	329 sqft LET
Suite 2	274 sqft
Suite 3	129 sqft LET
Suite 4	213 sqft
Suite 5	266 sqft LET
Suite 6	224 sqft
Suite 7	137 sqft
Suite 8	168 sqft LET
Suite 9	213 sqft

Rateable Value

Each suite will be assessed individually for business rates.

**Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

Guide Rents

Suite 1	LET
Suite 2	£475 pcm
Suite 3	LET
Suite 4	£425 pcm
Suite 5	LET
Suite 6	£425 pcm
Suite 7	£350 pcm
Suite 8	LET
Suite 9	£475 pcm

VAT

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

EPC

https://find-energy-certificate.service.gov.uk/energycertificate/8560-3279-6043-8691-8406

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

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