

TO LET

Commercial/Business Unit with Private Parking
2,370 sqft (220 sqm)



GUIDE RENT FROM £14,000 pax

- **Suitable for a variety of commercial uses to include possible trade counter and showroom facility (subject to the necessary planning approvals being obtained)**
- **Outstanding Aire Valley location – close to the A629 dual carriage way and Steeton/Silsden Railway Station**
- **Allocated private parking**

**UNIT 16 RYEFIELD BUSINESS PARK, BELTON ROAD, SILSDEN,
WEST YORKSHIRE, BD20 0EE**

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Location

Ryefield Business Park fronts Belton Road, on the fringe of Silsden and in close proximity to the A629 Aire Valley Trunk Road which provides good communications to all Airedale Business Centres. Leeds and Bradford are readily accessible and the M65 at Colne is approximately 8 miles away giving direct access to the Business Centres of East Lancashire. There is a railway station at nearby Steeton with regular services to Leeds and Bradford. Silsden itself provides a wide range of local amenities.

Description

The unit comprises a successful mix of office / warehouse / showroom accommodation planned over two floors.

The ground floor provides open plan workshop/warehouse accommodation with electrically operated 'up and over' loading door and separate personnel door. Staircase leads to first floor open plan showroom/office accommodation and additional storage. Externally there is private parking for 5 cars and landscaped grounds.

Accommodation

Ground Floor

Workshop/warehouse accommodation with electrically operated 'up and over' loading door. Separate personnel access door to ground floor reception/lobby with staircase to first floor. Toilet accommodation.

1,185 sqft 110 sqm

First floor

Open plan office/showroom accommodation with additional storage

1,185 sqft 110 sqm

External

Private car parking for up to 5 cars. On street parking is available.

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: Warehouse & Premises
Rateable Value: £16,250
Uniform Business Rate for 2024/2025: £0.499

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

Terms

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

Guide Rent

From £14,000 per annum exclusive

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9388-3041-0262-0900-6595>

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

