

TO LET

Commercial premises within this prestigious new Business Park. Suited to a variety of uses – café, office or studio
Approximately 1,700 sqft (158 sqm)
Affording a prominent roadside position



General view of Providence Park

- **Highly visible main road position**
- **Prestigious new Business Park**
- **Adjacent to Asda Supermarket and Keighley College**
- **Car parking**
- **Excellent location close to road network town centre & rail station**

**PROVIDENCE PARK, DALTON LANE, KEIGHLEY
WEST YORKSHIRE, BD21 4HW**

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Location

Providence Park is strategically located in Keighley Airedale's largest town. Adjacent to Bradford Road and close to the A650 the Business Park affords excellent communications throughout Airedale. It is opposite Asda Supermarket and adjacent to Keighley College Campus and Keighley Railway Station. The Town Centre is just a short walk away.

Leeds	19 miles (29 minutes train)
Bradford	10 miles (23 minutes train)
Skipton	9 miles (17 minutes train)
M65	12 miles

Description

The unit very much has its own identity at the front of the site and provides a great opportunity to create a small destination, flagship or HQ premises.

The accommodation is ground floor only including an interesting curved wall with windows and an excellent glazed frontage.

The business park includes ample access and turning amenity plus parking. Landscaped areas plus external lighting and CCTV provide for a high quality business environment.

The unit incorporates a specification which exceeds current building regulation standards for energy efficiency. Solar PV, EV charging and renewable energy sources are available.

Specification-guide only to be confirmed

Insulation to underfloor
Double glazed windows and frontage
WC facilities
Solar PV - spec to confirm
Air source heat pumps - spec to confirm
Surfaced and landscaped service yard providing turning and parking
External lighting and CCTV

Rateable Value

To be confirmed

Timeframe

Available now

Terms

Units are available to let for a minimum term of 5 years.

Rent

TBC

Service Charge

A service charge will be levied to cover items such as maintaining service yards, landscaping, communal lighting and CCTV. Full particulars will be confirmed.

VAT

VAT will be payable on rents and service charges.

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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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.

