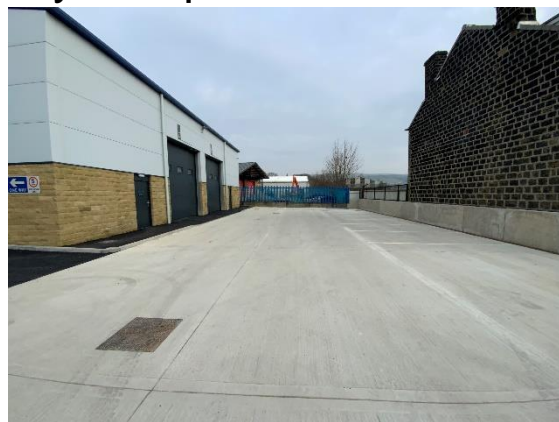


# TO LET

New Detached Unit within this Prestigious Business Park  
Includes gated yard and parking  
Approximately 3,014 sqft (280 sqm) Ground Floor  
Mezzanine and bespoke layout options available



**General view of Providence Park**

- **Brand new detached unit - high specification**
- **Private gated yard and parking**
- **Prestigious new Business Park**
- **Excellent Keighley location close to road network, town centre & rail Station**

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

# UNIT F PROVIDENCE PARK, DALTON LANE, KEIGHLEY WEST YORKSHIRE, BD21 4HW

## 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

Unit F is one of two detached units on the business park. With very much its own identity it provides a great opportunity to create a flagship or HQ premises having the added benefit of a gated yard area and parking area.

The accommodation is ground floor only suited to those requiring a good working height but mezzanine options and other layout options can be discussed.

The business park includes ample access and turning amenity. 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

Steel frame construction  
Insulated cladding to elevations and roof  
Insulation to underfloor  
Electrically operated roller shutter access doors  
Separate personnel door  
Accessible wc and kitchenette  
Solar PV - spec to confirm  
Air source heat pumps - spec to confirm  
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.

## Rents

TBC

## Service Charge

A service charge will be levied to cover items such as maintaining service/access 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.

