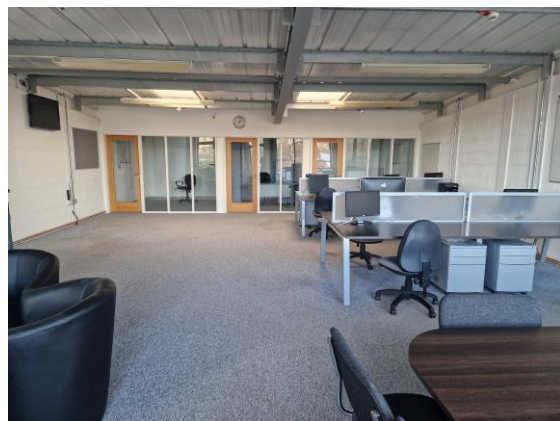


Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

Commercial/Business Unit with Private Parking  
Set within a Desirable Business Park Environment  
2,402 sqft (223 sqm)



**GUIDE RENT - £18,500 PER ANNUM EXCLUSIVE**

- **Spacious first floor showroom/office facility**
- **Superb ground floor open plan warehouse/works accommodation with canteen facility**
- **Internal inspection highly recommended to fully appreciate the quality of accommodation on offer**
- **Suitable for a variety of commercial uses**
- **Outstanding Aire Valley location – close to the A629 dual carriage way and Steeton/Silsden Railway Station**

**UNIT 12 BELTON ROAD  
SILSDEN, WEST YORKSHIRE, BD20 0EE**

# UNIT 12 BELTON ROAD SILSDEN, WEST YORKSHIRE, BD20 0EE

## Location

Unit 12 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 an excellent 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 warehouse accommodation with canteen, private office/meeting room. Staircase leads to first floor offices (potential showroom accommodation). Externally there is private parking and landscaped grounds.

## Accommodation

### Ground Floor

Open plan 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, canteen and private office/meeting room.

1,201 sqft      112 sqm

### First floor

Office and showroom accommodation to include three private offices and open plan office/showroom area

1,201 sqft      112 sqm

### External

Private car parking

## 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

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority.

## 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](mailto:planning.enquiries@bradford.gov.uk)

## 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.

Heated is provided via gas fired central heating radiators.

## Terms

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

## Guide Rent

£18,500 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/4032-2720-8890-0367-9451>

## 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](mailto:lisa@hayfieldrobinson.co.uk)  
Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

