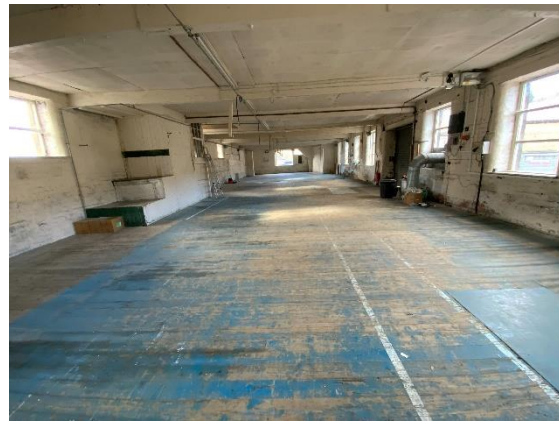


Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# FOR SALE

Manufacturing Premises with Storage,  
Offices and Service Yard  
5,117 sqft (475 sqm)



**GUIDE PRICE - £350,000**

- **Rare freehold opportunity**
- **Useful mix of manufacturing, storage and office**
- **Service yard providing ample turning, loading and parking**
- **No business rates to pay – subject to qualification**

**UNIT 1 AIREDALE MILLS, MICKLETHWAITE LANE  
BINGLEY, BD16 3HP**

# UNIT 1 AIREDALE MILLS, MICKLETHWAITE LANE BINGLEY, BD16 3HP

## Location

The property is situated around 1 mile to the north of Bingley town centre immediately accessible via Keighley Road and well placed for immediate access to the Aire Valley Road (A650) providing good road links to all Airedale business centres. Crossflatts station is within reasonable walking distance.

## Description

The property is planned primarily across ground floor with additional lower ground floor and first floor elements. The property incorporates stone elevations under a pitched roof structure with concrete tile covering.

The accommodation at ground floor incorporates manufacturing amenity accessible via a roller shutter access door plus additional personnel door which gives way to a small reception/lobby area. It has a working height of 9'. A lower ground floor is accessible internally via stairs and also incorporates a lower ground floor loading door to the gable of the building. The first floor is accessible via stairs and provides office and storage amenity with ancillary facilities including kitchen plus male and female wc's.

Externally and to the front there is a primarily surfaced service yard providing turning, loading and car parking amenity beyond which there is an unsurfaced area providing further car parking amenity. In addition there is a single garage.

## Accommodation

### Internal

#### Ground Floor

Manufacturing and storage accommodation. Accessible via a roller shutter access door to the front elevation plus separate personnel door. Working height 9'.

3,000 sqft          278.7 sqm

#### Lower Ground Floor

Storage accommodation accessible internally via stairs and with external loading door. Working height 7'.

1,225 sqft          113.8 sqm

#### First Floor

Office and storage accommodation accessible internally via stairs. Incorporates kitchen plus male and female wc's

632 sqft          58.7 sqm

## Garage

Single garage

260 sqft 24 sqm

## External

Tarmac surfaced service yard providing loading, turning and car parking amenity. Further unsurfaced yard area providing further car parking amenity.

## 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: Workshop & Premises

Rateable Value: £7,900

Uniform Business Rate for 2024/2025: £0.499

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

## Services

We understand that all main services with the exception of gas 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](mailto:planning.enquiries@bradford.gov.uk)

## Guide Price

£350,000

## VAT

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

## EPC

EPC commissioned

## 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.

