Bradford Office

2 Festival Square Little Germany Bradford BD1 5BD 01274 398729

Ilkley Office

The Estate Office 10 Castle Yard Ilkley LS29 9DT 01943 968522 Temple Chambers Russell Street Keighley BD21 2JT 01535 600097

Keighley Office



FOR SALE

Works/Warehouse Accommodation extending to 4,005 sqft (372 sqm) First Floor/Mezzanine Office and Storage 2,743 sqft (255 sqm)



GUIDE PRICE - £325,000

- Private parking
- Sought after commercial location on the popular Castlefields Industrial Estate
- Close to Crossflatts train station (Airedale Line). Service to Leeds, Bradford Foster Square and Skipton
- Rare freehold opportunity
- Substantially upgraded during recent years
- Spacious unit suitable for a variety of uses
- Good access to all local amenities

UNIT 4 CASTLEFIELDS INDUSTRIAL ESTATE, BINGLEY WEST YORKSHIRE, BD16 2AG

www.hayfieldrobinson.co.uk

UNIT 4 CASTLEFIELDS INDUSTRIAL ESTATE, BINGLEY WEST YORKSHIRE, BD16 2AG

Location

The property is situated on an established industrial estate off the A650, strategically located a few hundred metres from Crossflatts train station. The property can be accessed via Keighley Road (B6265) which leads directly onto Castlefields Lane. The A650 (Aire Valley Road) is close by giving good road access to Keighley, Bradford and Leeds.

Description

Unit 4 forms modern works/warehouse accommodation incorporating steel portal frame construction which has been clad with profiled plastisol coated metal decking.

Total Gross Internal Floor Area 6,748 sqft

Accommodation

Internal

Ground Floor

Works/warehouse accommodation with canteen and toilet facility

4,005 sqft 372 sqm

First Floor/Mezzanine Floor

Office and storage accommodation

2,743 sqft 255 sqm

External

Private parking is available at the front of the property

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2017 non domestic rating list as follows:

Description: Warehouse & Premises Rateable Value: £20,750 Uniform Business Rate for 2019/2020: £0.504

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 as the current rates liability.

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: <u>planning.enquiries@bradford.gov.uk</u>

Guide Price

£325,000

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

Lisa Throupe - 01535 600097/07966 300501 lisa@hayfieldrobinson.co.uk

lan Hayfield – 07966 336616 <u>ijh@hayfieldrobinson.co.uk</u>

Justin Robinson – 07966 336617 ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

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.

Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.



Bradford Office

2 Festival Square Little Germany Bradford BD1 5BD 01274 398729

Ilkley Office

The Estate Office 10 Castle Yard llkley LS29 9DT 01943 968522

Keighley Office

Temple Chambers Russell Street Keighley BD21 2JT 01535 600097



Energy Performance Certificate Non-Domestic Building

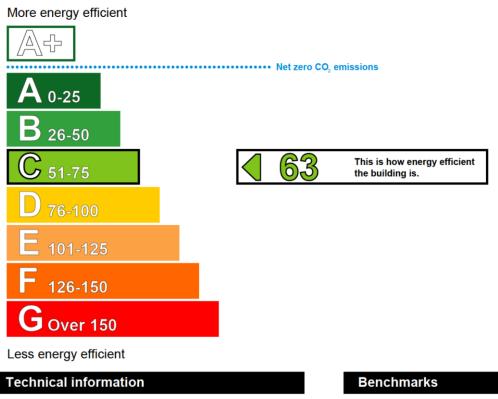
HM Government

Unit 4 **Castlefields Industrial Estate** BINGLEY **BD16 2AG**

Certificate Reference Number: 0740-0539-4719-6921-2006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Main heating fuel: Grid Supplied Electricity Building environment: Heating and Natural Ventilation Total useful floor area (m²): 390 Building complexity (NOS level): 3 Building emission rate (kgCO₂/m²): 33.83

Buildings similar to this one could have ratings as follows: 19 If newly built 50

If typical of the existing stock