

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

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



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**

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: planning.enquiries@bradford.gov.uk

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

Ian Hayfield – 07966 336616
ijh@hayfieldrobinson.co.uk

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.



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Energy Performance Certificate Non-Domestic Building



Unit 4
Castlefields Industrial Estate
BINGLEY
BD16 2AG

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

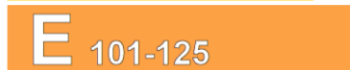
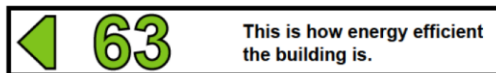
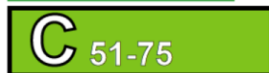
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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

More energy efficient



Net zero CO₂ emissions



Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	390
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	33.83

Benchmarks

Buildings similar to this one could have ratings as follows:

19 If newly built

50 If typical of the existing stock