

KEIGHLEY OFFICE

Temple Chambers, Russell Street,
Keighley BD21 2JT
Tel: 01535 600097 Fax: 01535 665975

BRADFORD OFFICE

2 Festival Square, Peckover Street,
Little Germany, Bradford BD1 5BD
Tel: 01274 744999 Fax: 01274 744949



Hayfield
Robinson
PROPERTY CONSULTANTS

TO LET

Superb Office/Business Accommodation
1,110 sqft (103 sqm)

Former Chapel - Newly Refurbished – Early Viewing Essential



- **HIGH QUALITY ACCOMMODATION – NEWLY REFURBISHED**
- **NEW FITTINGS, CARPETS, HEATING THROUGHOUT.**
- **VERSATILE ACCOMMODATION – OFFICES PLUS WORKROOM/STORAGE**
- **WILL APPEAL TO A VARIETY OF BUSINESS NEEDS**
- **WELL PLACED FOR QUICK ACCESS TO BOTH THE TOWN CENTRE AND AIRE VALLEY ROAD**

**THE OLD CHAPEL, 47 PARKWOOD STREET,
KEIGHLEY, BD21 4QB**

THE OLD CHAPEL, 47 PARKWOOD STREET, KEIGHLEY, BD21 4QB

Location

The offices are situated in a converted Chapel on Parkwood Street and lie around half a mile from the town centre and afford ready access to the Aire Valley Road providing quick access by road to all Airedale business centres.

Description

The offices have been comprehensively refurbished and now offer a desirable business environment which will suit a variety of occupiers.

Electric intercom entry provides access to fully self-contained accommodation including newly installed kitchen and wc facilities. The offices are then generous in size including an open plan office/working environment plus private office/meeting room. Additionally there is a sizable work room ideal for those needing to carry out some light assembly or needing a good amount of storage.

The finish is excellent throughout including attractive décor, newly installed suspended ceilings and new carpet floor coverings. New electric heating has also been installed.

Internal inspection highly recommended to fully appreciate the quality of accommodation on offer.

Externally unrestricted on street parking is available

Accommodation

Ground floor

Office – open plan including range of useful fitted store cupboards and work surfaces, perimeter trunking, suspended ceiling, carpet floor covering and electric heating. 533sqft (49sqm)

Office/meeting room with extensive shelving, suspended ceiling, carpet floor covering and electric heating 330sqft (21sqm)

Work room or additional office/meeting room fully decorated and with boarded floor (carpet floor covering available if required). Useful assembly of storage area which could easily be used as an additional office/meeting room 347sqft (32sqm)

External

Unrestricted street parking

Rateable Value

The accommodation will need to be assessed by the valuation Office.

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

Terms

The accommodation is available to let by way of a new formal business lease for a period of years to be agreed.

Rent

£8,500 per annum exclusive – just £7.66 per sqft – no service charge

VAT

There is no VAT payable on the rent.

Legal Costs

The ingoing tenant will be responsible for a contribution towards the Landlords legal costs in the sum of £250 plus VAT.

Further Information

Lisa Throupe or Lesley Scott at our Keighley Office – 01535 600097/07966 300501

lisa@hayfieldrobinson.co.uk

lesley@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



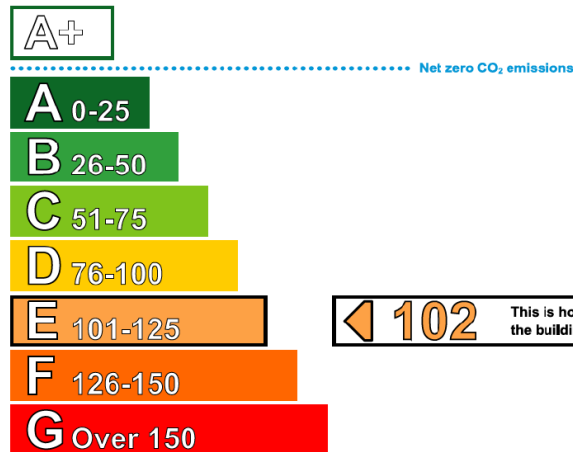
The Suite
The Old Chapel
47 Parkwood Street
KEIGHLEY
BD21 4QB

Certificate Reference Number:
9228-3017-0778-0500-6125

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



◀ 102 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 117
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 69.06

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built
79 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.