

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 60097



TO LET

First Floor Accommodation
extending to approximately 978 sqft (91 sqm)



GUIDE RENT - £6,800 PER ANNUM EXCLUSIVE

- **Prominent location having frontage on to Worth Way (A6035)**
- **No business rates to pay** (subject to small business rate relief qualification)**

**UNIT 4b PARKWAY HOUSE, WORTH WAY, KEIGHLEY
WEST YORKSHIRE, BD21 5LD**

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Location

The property is prominently positioned on Worth Way (A6035) one of the main arterial routes through the Town and has good access to all local amenities.

Description

Unit 4b offers first floor self contained office accommodation situated within Parkway House.

Accommodation

Internal

Ground Floor

Shared entrance lobby

First Floor

Office accommodation to include small kitchen and toilet facility
978 sqft 91 sqm

External

Parking is available close by

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: Offices & Premises
Rateable Value: £6,300
Uniform Business Rate for 2023/2024: £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 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.

A lift serves Parkway House

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

Terms

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

Guide Rent

£6,800 per annum exclusive

Service Charge

A small service charge is implemented to cover items such as insurance, cleaning of common areas and lift maintenance. For further details please speak to the agents.

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/6724-1485-7687-7182-7539>

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.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

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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.

