

**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

High Quality Warehouse/Works/Office Unit  
3,304sqft (307sqm)

Great Deals Available – High Quality Accommodation Suitable for a  
Variety of Commercial Uses



**UNIT 2 PARKSIDE WORKS, PARKWOOD STREET, KEIGHLEY,  
WEST YORKSHIRE, BD21 4PJ**

## UNIT 2 PARKSIDE WORKS, PARKWOOD STREET, KEIGHLEY, WEST YORKSHIRE BD21 4PJ

### Location

The unit is situated within the Parkside Works development on Parkwood Street which is an established commercial/industrial area. The unit lies approximately a quarter of a mile East of Keighley's town centre having good access to all local amenities. The Aire Valley Trunk Road leading to Bradford and beyond is also immediately accessible.

### Description

Unit 2 is part of a new development of five 2 storey business units. The unit in our opinion would suit a variety of commercial/industrial uses.

### Accommodation

The gross internal floor area is approximately 3,304sqft (307sqm) planned over two floors.

### External

Allocated parking for approximately 4 cars.

### Services

We understand that all main services are installed or available however we recommend that prospective tenants/purchasers make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

### Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2005 non domestic rating list as follows:

Description: Workshop and Premises  
Rateable Value: £12,500  
Uniform Business Rate for 2009/2010: £0.481

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.

### Planning

We are of the opinion that the subject property is suitable for a variety of industrial based uses however strongly recommend that interested parties make their own enquires with regards their specific use to the local planning office situated at Keighley Town Hall, Bow Street, Keighley, BD21 3PA. Tel: 01274 434605.

### Terms

The property is available by way of new full repairing and insuring leases for a minimum term of 3 years.

### Rent

£15,000 per annum exclusive.

**Great deals available! – please enquire**

### VAT

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

### Legal Costs

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

### Further Information

For further information and viewing contact:

Keighley Office– T: 01535 600097 F: 01535 665975

Or

Ian Hayfield – 07966 336616  
[ijh@hayfieldrobinson.co.uk](mailto:ijh@hayfieldrobinson.co.uk)

Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

**Website: [www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)**

Details updated March 2010

