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Bradford
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Ilkley Office
The Estate Office
10 Castle Yard
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LS29 9DT
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Keighley Office
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Russell Street
Keighley
BD21 2JT
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TO LET

High Bay Works/Warehouse Accommodation
with Enclosed Yard and Parking
5,200 sqft (483 sqm)



GUIDE RENT - £30,000 PER ANNUM EXCLUSIVE

- **Newly constructed unit – completion due January 2021**
- **High bay works accommodation**
- **Close to Aldi, Iceland, City Electrical Factors (C.E.F), James Hargreaves Plumbing Depot and Sainsburys Petrol Station**
- **Enclosed yard and car parking**
- **Town centre location with good access to all local amenities to include Keighley's Bus and Train Stations**

**GRESLEY ROAD, KEIGHLEY,
WEST YORKSHIRE, BD21 5JG**

GRESLEY ROAD, KEIGHLEY, WEST YORKSHIRE, BD21 5JG

Location

The property occupies a central position within Keighley, just off Gresley Road having good access to all local amenities. Gresley Road links into the A629 and A6035, the two main arterial routes through the town.

Description

Purpose built high bay works/warehouse accommodation incorporating steel portal frame construction, with external insulated profiled metal cladding and concrete floor throughout.

Gross Internal Floor Area 5,200 sqft (483 sqm)

Large enclosed yard and car park.

Accommodation

Internal

Ground Floor

Open plan works/warehouse accommodation with 4 no. loading doors leading to;

Reception office
Canteen/kitchen
Toilet facilities and ancillary accommodation

Gross Internal Floor Area 5,200 sqft (483 sqm)

Rateable Value

The property will be assessed for business rate purposes upon completion. For further information on the future rate liability please speak to the agents.

Services

We understand that all main services (apart from gas) are installed 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

Terms

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

Guide Rent

£30,000 per annum exclusive

Lease incentives to include rent free periods may be available – please speak to the agents.

VAT

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

EPC

EPC commissioned

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.

