## 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





# Ground Floor Warehouse Accommodation Extending to approximately 1,558 sqft (145 sqm)





## **GUIDE RENT - £8,000 PER ANNUM INCLUSIVE**

- All inclusive terms
- Flexible terms
- Private parking
- Warehouse/storage facility

BOCKING FARM, INDUSTRIAL/COMMERCIAL COMPLEX, CROSSROADS, KEIGHLEY, WEST YORKSHIRE, BD22 9BG

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# BOCKING FARM, INDUSTRIAL/COMMERCIAL COMPLEX, CROSSROADS, KEIGHLEY, WEST YORKSHIRE, BD22 9BG

## Location

The subject accommodation forms part of the Bocking Farm Commercial Complex, principally occupied by Nelsons Transport Limited as their main distribution/warehouse centre. The complex is situated within Crossroads having reasonable access to all local amenities, lying approximately 2.5 miles South of Keighley. Bocking Farm fronts onto the A629, Halifax Road, a principal route linking Keighley and Halifax.

## Description

Ground floor warehouse/storage facility. Private parking available.

## Accommodation

Internal

#### **Ground Floor**

Warehouse accommodation

1,558 sqft 145 sqm

External

Private parking

#### 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: <u>planning.enquiries@bradford.gov.uk</u>

## Terms

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

#### **Annual Payment**

£8,000 per annum inclusive of all outgoings.

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**

Lisa Throupe 01535 600097/07966 300501 lisa@hayfieldrobinson.co.uk

lan Hayfield - 07966 336616 ijh@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617 ejr@hayfieldrobinson.co.uk

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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.

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