

**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

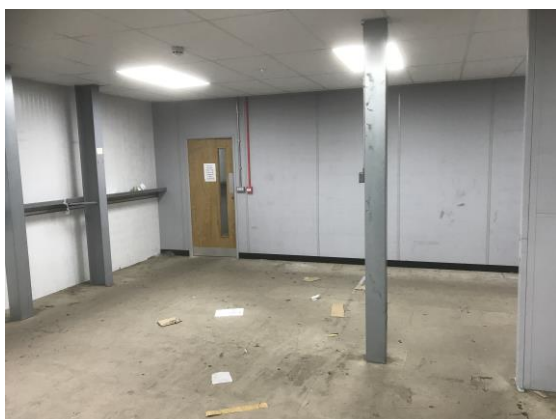
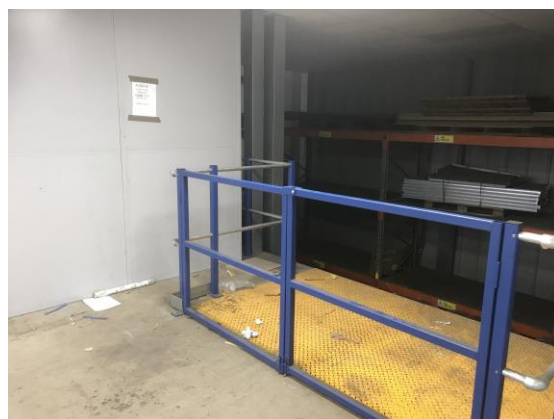
**Keighley Office**

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

First Floor Spacious Warehouse/Storage Accommodation  
With Loading Facility  
Extending to approximately 1,900 sqft (177 sqm)



**GUIDE RENT - £10,800 PER ANNUM INCLUSIVE**

- **All inclusive terms**
- **Flexible terms**
- **Private parking**
- **Spacious warehouse facility**
- **Additional warehouse accommodation extending to approximately 1,900 sqft (177 sqm) can also be made available at ground floor**

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

# 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

First floor storage/works facility with designated loading area. Private parking available.

## Accommodation

### Internal

#### First Floor

Storage/works facility  
1,900 sqft            177 sqm

Our clients will look at installing a separate toilet facility and kitchenette.

### 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: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

## Terms

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

## Annual Payment

£10,800 per annum inclusive of all outgoings with the exception of electricity as this is sub-metered.

**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

## 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.

## Further Information

Lisa Throupe 01535 600097/07966 300501  
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**[www.hayfieldrobinson.co.uk](http://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.

