

Bradford Office
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Bradford
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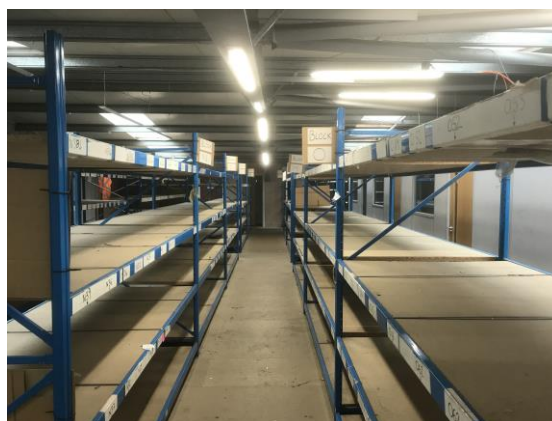
Ilkley Office
The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office
Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Second Floor Spacious Warehouse/Storage Accommodation
With Office & Loading Facility
Extending to approximately 2,736 sqft (254 sqm)



GUIDE RENT - £12,000 PER ANNUM INCLUSIVE

- **All inclusive terms**
- **Flexible terms**
- **Private parking**
- **Spacious warehouse facility**
- **Additional warehouse/storage accommodation extending to approximately 1,900 sqft to 3,800 sqft (177 sqm to 354 sqm) can also be made available at ground and/or first 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

Second floor warehouse/storage facility with office accommodation and designated loading area. Private parking available.

Accommodation

Internal

Second Floor

Warehouse/storage accommodation together with an office facility comprising 4 private offices and ladies and gents toilets.

2,736 sqft 254 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: planning.enquiries@bradford.gov.uk

Terms

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

Annual Payment

£12,000 per annum inclusive of all outgoing 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

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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.

