

**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

Open Plan High Bay Ground Floor Works/Warehouse Facility with  
Additional Lower Ground Floor Storage/Works & First Floor Offices  
9,600 sqft (892 sqm)  
Large Yard Area and Private Parking



## GUIDE RENT - £37,500 PER ANNUM EXCLUSIVE

- High bay open plan warehouse/works facility
- 2 overhead 5 tonne travelling cranes
- Situated in an established commercial location having good access to all local amenities
- Lease incentives to include rent free periods may be available – please speak to the agents
- Suitable for a variety of industrial/commercial/trade counter uses

**PROSPECT WORKS, SOUTH STREET (A629)  
KEIGHLEY, BD21 1DB**

# PROSPECT WORKS, SOUTH STREET (A629) KEIGHLEY, BD21 1DB

## Location

Prospect Works is situated approximately half a mile south of Keighley Town Centre, having good access to all local amenities and benefiting from frontage onto South Street (A629).

## Description

Prospect Works offers open plan ground floor works/warehouse accommodation together with additional lower ground floor storage/works accommodation and first floor offices.

Large yard area and private parking.

## Accommodation

### Internal

#### Ground Floor

Open plan works/warehouse with two large roller shutter loading doors.

4,103 sqft      381 sqm

#### Lower Ground Floor

Works accommodation

4,385 sqft      407 sqm

#### First Floor

Office accommodation, canteen, kitchen and toilet facilities.

1,112 sqft      103 sqm

### External

Large surfaced yard area and car park

## Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2017 non domestic rating list as follows:

Description: Workshop & Premises  
Rateable Value: £30,500  
Uniform Business Rate for 2021/2022: £0.512

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.

## 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.

Heating to the works accommodation is heated by way of gas fired blown air heating system and ambient overhead gas heaters.

## 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.

## Guide Rent

£37,500 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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/1376-0256-1324-2662-6250>

## 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.

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

