



MILLWORKS
INDUSTRIAL PARK

LAWKHOLME LANE, KEIGHLEY BD21 3JQ

LOCATION

The Town of Keighley has a local population in the order of 56,700 and forms part of the Bradford Metropolitan District which has a population in the order of 290,000. Keighley is situated approximately 10 miles North of Bradford, 20 miles West of Leeds and 12 miles North of the M606/ M62 Motorway networks.

The Town has good road communications with a number of major roads connecting it with surrounding Towns including Bingley, Ilkley, Skipton and Silsden. Keighley has also benefited from the construction of the Keighley Bypass (A650) which forms one of the major routes linking West Yorkshire through to Lancashire, Cumbria and the M6. The M65 which starts nearby in Nelson also gives good access to Greater Manchester and Lancashire.

The town has good rail communications being situated on the Airedale line linking Skipton to Leeds and, providing a regular service which also links the town to Shipley, Bingley etc. Keighley is approximately 14-miles from Leeds Bradford International Airport.

Keighley traditionally relied upon textile and engineering industries as its main source of employment and in more recent years the industrial base became more diverse and the town now supports a number of major organisations including Teconnex, Acorn Stairlifts, Brook Taverner (menswear catalogue), Kone Escalators, Office Interiors and West Yorkshire Spinners.

INDUSTRIAL PARK

The Millworks is situated on the fringe of Keighley Town Centre with substantial frontage and access from both Lawkholme Lane and Alice Street. Lawkholme Lane is an important link between Keighley Town Centre and the A650 and access to the A629 Skipton Road is nearby to the east.

Lawkholme Lane/Hard Ings Road junction incorporates a McDonalds Drive-Thru, KFC and Keighley Retail Park which includes occupiers such as Halfords, Curry's/PC World, Pets at Home, Greggs, Starbucks and Poundstretcher.

The Airedale Shopping Centre is a short distance to the south which includes many national multiple retailers.

The site occupies an established commercial location close to a large Sainsbury's and Asda supermarket. Nearby are many industrial and trade counter occupiers including R N Wooler & Co. Builders, Howdens Keighley, Keighley Motor Factors, Dulux Distribution, Regal Blinds and Eurocell Keighley.

Keighley train station is also situated a few hundred metres away.





MILLWORKS SITE PLAN



KEY

- Parking Space
- Unit
- Grounds
- The Mill



CAR PARKING SCHEDULE

Units 1	56
Units 2	37
Unit 3-6	84
Airedale Mill	66
Total Car Parking	243

AREA SCHEDULE

The development comprises a substantial industrial development totalling approximately 79,400 sq. ft., and will comprise the following Schedule of Floor Area.

UNIT	SQM	SQFT
1	2,787	30,000
2	2,323	25,000
3A	185.80	2,000
3B	185.80	2,000
4A	185.80	2,000
4B	185.80	2,000
4C	185.80	2,000
4D	185.80	2,000
5	1,394.53	15,000

Upon completion, the buildings will provide standard institutional 8-metre industrial units, with large yards, car parking and full vehicular access. A detailed specification is available upon request.

SERVICES

All main service will be connected or available to each unit, capacities and further information to be provided upon request.

ENERGY PERFORMANCE CERTIFICATES

Energy Performance Certificates to be made available upon completion of the development with the developer targeting EPC A and BREEAM Rating Excellent.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

VAT

VAT will be chargeable upon all rent, service charges etc. as appropriate.

LEASE TERMS

The properties are available to let upon new institutional full repairing and insuring lease for terms to be agreed.

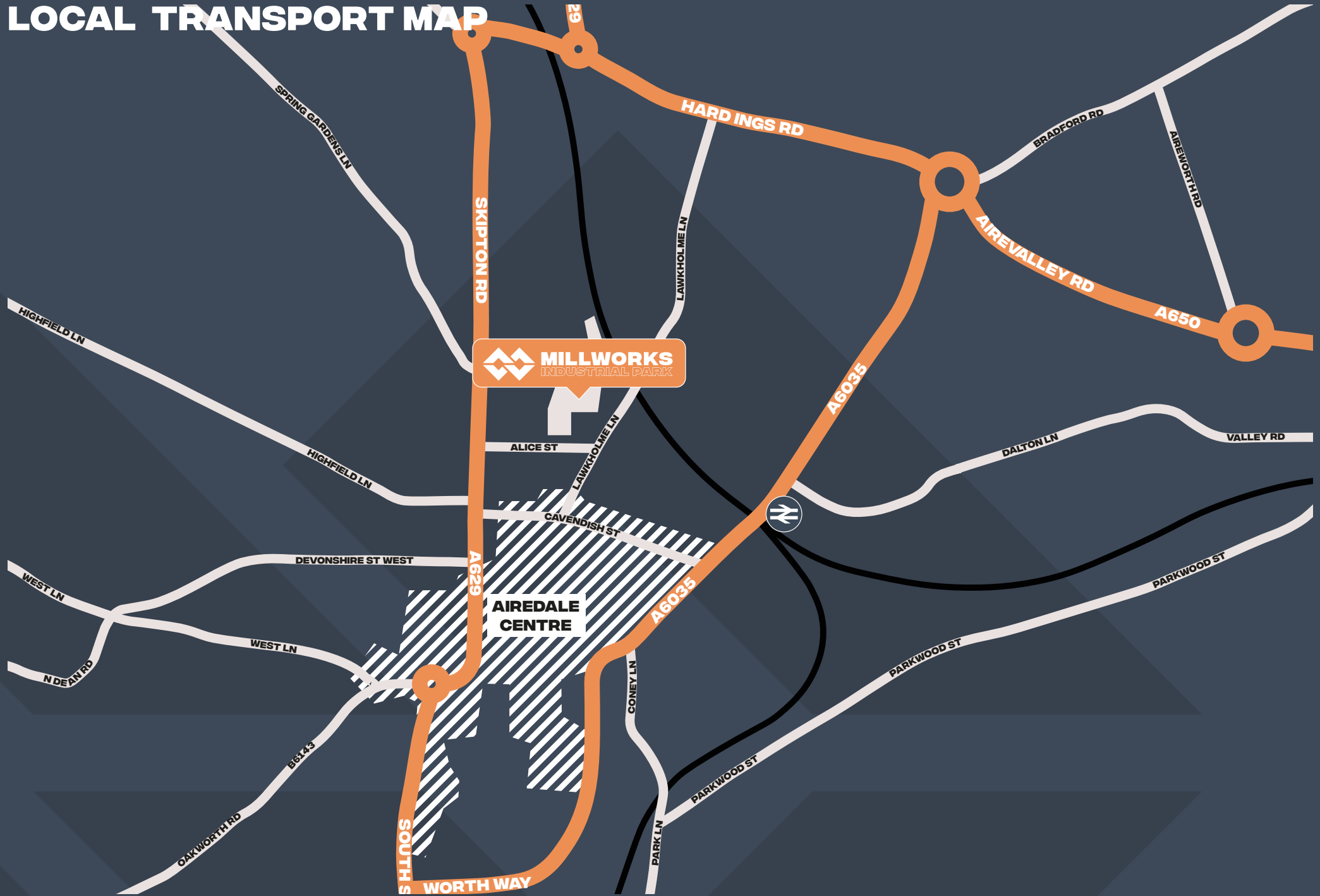
RENTALS

Upon Application.

VIEWING

Strictly by prior appointment with the joint letting agents.

LOCAL TRANSPORT MAP



FURTHER AFIELD



KEY FEATURES

Wide Load
Turning Bay



Allocated
Parking



Eaves Height
8.5 Metres



Floor Loading
50 kN / M2



EV Charging
Points



Combined Unit
Availability



Bicycle &
Motorcycle
Storage



Access
Available 24/7





FURTHER ENQUIRIES CONTACT

Mark Brearley & Company - Tel: 01274 595999
Email: enquiries@markbrearley.co.uk
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