#### **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



# Modern Industrial Unit with Loading and Car Parking Area 7,355 sqft (683 sqm)





**GUIDE RENT - £45,000 PER ANNUM EXCLUSIVE** 

- Sought after commercial location on the popular Castlefields Industrial Estate
- Close to Crossflatts train station (Airedale Line). Services to Leeds, Bradford Foster Square and Skipton
- Modern unit with circa 5.3m to eaves
- Suitable for a variety of uses (S.T.P)
- Good access to all local amenities

## UNIT K, CASTLEFIELDS INDUSTRIAL ESTATE, BINGLEY WEST YORKSHIRE, BD16 1AG

www.hayfieldrobinson.co.uk

## UNIT K, CASTLEFIELDS INDUSTRIAL ESTATE, BINGLEY WEST YORKSHIRE, BD16 1AG

#### Location

The property is situated on an established industrial estate off the A650, strategically located a few hundred metres from Crossflatts train station. The property can be accessed via Keighley Road (B6265) which leads directly onto Castlefields Lane. The A650 (Aire Valley Road) is close by giving good road access to Keighley, Bradford and Leeds.

Nearby occupiers include Screwfix, Duftons Plumbers Merchants, B&M Home Store & JT Atkinson Builders Merchants.

#### Description

The property comprises a modern steel portal frame warehouse with concrete flooring, translucent roof lights and additional halogen high-bay lighting. The unit has an eaves height of circa 5.3m to underside of haunch with delivery and pedestrian door access at the east elevation. The roller shutter door measures 5.1m×5.1m. The unit benefits from gas central heating, an intruder alarm and a fire alarm.

Internally on the ground floor the unit comprises an open plan warehouse with disabled WC and a kitchen/staff canteen. A partial mezzanine level has been installed at the northern end of the unit and is used for storage. External elevations are varied with the property constructed of brick façade with cladding above. A concrete yard extends to the front of the unit providing access for deliveries/loading and car parking.

#### Accommodation

#### Internal

#### Ground Floor

Warehouse accommodation 5,986 sqft 556 sqm

Mezzanine storage 1,369 sqft 127 sqm

External Loading and car parking area

#### **Rateable Value**

The unit forms part of a larger assessment which will need to be reassessed upon occupation.

Further enquires should be directed to Bradford Council 01274 437744

#### 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. The unit benefits from gas central heating, an intruder alarm and a fire alarm.

#### 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.

#### **Guide Rent**

£45,000 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.service.gov.uk/energycertificate/9845-0913-8968-0075-3891

#### 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

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

#### Joint Agents

Atkinson Associates Mike Atkinson – 07714 896045 <u>Mike @atkinsonassoc.co.uk</u>

### 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.

Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.