

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

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**

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 x 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: planning.enquiries@bradford.gov.uk

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/energy-certificate/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
Mike@atkinsonassoc.co.uk

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.

