

**Bradford Office**

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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



# FOR SALE

## Industrial Premises

offering a mix of Manufacturing, Storage & Office  
Approximately 16,300 sqft (1,514 sqm)



**GUIDE PRICE - £895,000**

- **Rare freehold opportunity**
- **Industrial/Manufacturing units with travelling cranes**
- **Situated just off Worth Way**
- **Enclosed yard**

**CROWN WORKS, WORTH WAY, KEIGHLEY  
WEST YORKSHIRE, BD21 5LR**

# CROWN WORKS, WORTH WAY, KEIGHLEY WEST YORKSHIRE, BD21 5LR

## Location

The property is situated to the immediate south of Keighley town centre accessible via Worth Way and Marriner Road. There is a further access road to the rear of the property giving way to an enclosed service yard.

Worth Way is a principal route through the town. It connects with both the A650 Aire Valley Road and A629 Halifax Road both principal arterial routes.

## Description

The property comprises industrial premises being a series of buildings providing a mix of manufacturing, storage and office amenity. Eaves heights are a maximum of 26' and there are 7 travelling cranes along with a substantial power supply. Externally there is a service yard to the rear.

## Accommodation

### Internal

#### Ground Floor

Building 1 Marriner Road

Access from Marriner Road via roller shutter access door. Eaves height 26'. Two travelling cranes (10 tons and 3 tonnes)  
4,335 sqft 402.7sqm

Building 2 Marriner Road

Access from Marriner Road via roller shutter access door. Eaves height 21'. Traveling crane (3 tons)  
2,693 sqft 250.2 sqm

Building 3 Worth Way

Interconnecting with building 2 and accessible via Worth Way. Eaves height 14'. Traveling crane (10 CWTS) incorporates first floor/mezzanine office/ancillary/WC  
1,482 sqft 137.7 sqm

Building 4 Worth Way

Accessible via timber loading door from Worth Way. Clear working height 19'. Travelling crane (10 tons)  
2,028 sqft 188.4 sqm

Building 5 Worth Way

Access via building 4. Offices above. Clear working height 10'. Travelling crane (10 CWTS)  
1,608 sqft 149.4 sqm

Building 6 Via rear access road

Accessible via loading door. Clear working height 12'6. Travelling crane (1 ton)  
1,860 sqft 172.8 sqm

Building 7 Worth Way

Inner storage

672 sqft 62.4 sqm

#### First Floor Offices

A series of offices to include ancillary/wc accommodation  
1,608 sqft 149.4 sqm

#### Second Floor

Basic storage amenity

#### External

Gated and concrete surfaced service yard to the rear.

## Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Factory & Premises

Rateable Value: £29,250

Uniform Business Rate for 2023/2024: £0.499

## 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](mailto:planning.enquiries@bradford.gov.uk)

## Guide Price

£895,000

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/1521-8133-2483-9662-4882>

## 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.

