

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

High Quality Two Storey Business Unit
with Private Parking
1,778 sqft (165.2 sqm)



RENT - £18,500 PER ANNUM EXCLUSIVE

- **Desirable New Business Park**
- **Final phase**
- **Private parking**

**UNIT 6 PARKWOOD BUSINESS PARK, PARKWOOD STREET,
KEIGHLEY, BD21 4WD**

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Location

Parkwood Business Park is situated at the Western end of Parkwood Street at its junction with Park Lane. It is around ½ a mile from the town centre and is well placed for access to the Aire Valley Road A650 (T) - A629 (T) via Parkwood Street. A favoured location from a commercial/industrial perspective.

Description

Parkwood Business Park comprises 13 new build business units offering a mix of workshop, storage and office amenity with car parking facilities.

Phases I, II and III have all been successfully sold and let. Unit 6 is the last available new build unit. It includes two storey accommodation with wc facilities, loading access and private car parking – 3 spaces.

Accommodation

Internal

Ground Floor

889 sqft 82.6 sqm

First Floor

889 sqft 82.6 sqm

External

3 car parking spaces

Rateable Value

At the time of preparing particulars the valuation office has not assessed a rateable value.

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.

Commencing Rent

£18,500 per annum exclusive

VAT

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

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

Ian Hayfield – 07966 336616
ijh@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.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.

