

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 Bay New Warehouse/Works Unit
With Yard & Parking
6,500 sqft (604 sqm)



GUIDE RENT - £45,000 PER ANNUM EXCLUSIVE

- **Spacious high bay, open plan accommodation**
- **Parking and yard area**
- **Lease incentives to include rent free periods may be available - please speak to the agents**
- **Established commercial location having good access to all local amenities**

**UNIT 6 PROGRESS WORKS, PARKWOOD STREET, KEIGHLEY,
WEST YORKSHIRE, BD21 4NX**

UNIT 6 PROGRESS WORKS, PARKWOOD STREET, KEIGHLEY, WEST YORKSHIRE, BD21 4NX

Location

The subject property is situated on Parkwood Street, lying within an established industrial/commercial area of Keighley. The property has excellent access to all local amenities and lies a short distance away from the Aire Valley Trunk Road which offers good access towards Skipton, Bradford and beyond.

Description

Open plan high bay works/warehouse accommodation with vehicular access into the unit provided by way of a large roller shutter loading door.

Accommodation

Ground Floor

High bay open plan works/warehouse accommodation with reception office, private office, toilet facilities and ancillary areas.

Gross Internal Floor Area
6,500 sqft 604 sqm (approximately)

External

Yard area and large car park area.

Rateable Value

The property will need to be assessed for business rate purposes upon occupation.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

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

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.

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

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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.

