

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
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TO LET

Single Storey Works/Warehouse Accommodation
with Car Park and Yard, suitable for a Variety of Uses
to Include Trade Counter
3,245 sqft (301 sqm)



GUIDE RENT - £25,000 PER ANNUM EXCLUSIVE

- **Situated on Steeton Grove adjacent to Steeton/Silsden Railway Station which gives good access to Leeds, Bradford and beyond**
- **Suitable for a variety of Commercial/Industrial uses**
- **Open plan accommodation**

**UNIT 8 STEETON GROVE, STEETON
WEST YORKSHIRE, BD20 6TT**

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Location

Unit 8 is superbly positioned on the ever popular Steeton Grove Industrial Estate lying adjacent to Steeton/Silsden Railway Station. Keighley is approximately 2 miles distant, Bradford a further 10 miles, Leeds 18 miles and Skipton 6 miles.

Description

Open plan works accommodation to include works accommodation, kitchen/canteen facilities, wc accommodation and mezzanine storage.

Externally there is a private car park and yard area.

Accommodation

Internal

Ground Floor

Open plan works/warehouse area. Vehicle access into this section of the property is provided via a roller shutter loading door.

Leading to

Canteen

Kitchenette with stainless steel sink unit, base units and small works surface

Toilet facilities

2,526 sqft 235 sqm

Mezzanine

Storage accommodation

719 sqft 67 sqm

External

Car park and yard.

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: Warehouse & Premises

Rateable Value: £17,750

Uniform Business Rate for 2023/2024: £0.499

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

£25,000 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/4350-7870-7066-8085-9990>

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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