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# TO LET

Works/Warehouse Accommodation  
with Offices and Private Parking  
2,450 sqft (228 sqm)



Library Photograph

## GUIDE RENT - £14,350 PER ANNUM EXCLUSIVE

- Situated approximately 2 miles to the east of Keighley Town Centre within an established commercial location having good access to all local amenities
- Lease incentives to include rent free periods may be available\*\*
- Allocated private parking facility along with shared yard area
- Suitable for a variety of commercial/industrial uses

**UNIT 4, CROWN WORKS, BRADFORD ROAD, SANDBEDS,  
KEIGHLEY, WEST YORKSHIRE, BD20 5LN**

# UNIT 4, CROWN WORKS, BRADFORD ROAD, SANDBEDS, KEIGHLEY, WEST YORKSHIRE, BD20 5LN

## Location

Crown Works affords a prominent position adjacent to Bradford Road (B6265) lying approximately 2 miles to the east of Keighley town centre having good access to all local amenities.

## Description

Crown Works comprises a small business park incorporating a mix of modern industrial/commercial units and offices.

Unit 4 offers single storey industrial/commercial accommodation with canteen and office accommodation.

## Accommodation

### Internal

#### Ground Floor

Works/warehouse accommodation with office and kitchenette facilities. Vehicular access into the unit is provided via a roller shutter loading door. There is a separate personnel access door.

Gross Internal Floor Area 2,450 sqft (228 sqm)

### External

Allocated private parking along with a shared yard to be used for loading and access.

## 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: £14,500  
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.

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.

## 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)

## Terms

The property is available to let for a period of years to be agreed.

## Guide Rent

£14,350 per annum exclusive

**Lease incentives to include rent free periods may be available – please speak to the agents.**

A service charge will be levied to cover maintenance of the shared areas. Full details available from 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/7772-2665-3469-3688-2878>

## 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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