

**Bradford Office**

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**Ilkley Office**

The Estate Office  
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LS29 9DT  
01943 968522

**Keighley Office**

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
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# TO LET

Two Storey Business Unit with Car Parking  
2,168 sqft (201 sqm)



**£16,500 PER ANNUM EXCLUSIVE**

- **Excellent modern unit within this admired and sought after development**
- **Versatile accommodation planned over two floors**
- **Ground floor works/storage and first floor offices**
- **Adjacent car parking**
- **Well situated close to the Aire Valley Road – A629 and Steeton/Silsden Railway Station**

**UNIT 5 RYEFIELD COURT, RYEFIELD WAY  
SILSDEN, BD20 0DL**

# UNIT 5 RYEFIELD COURT, RYEFIELD WAY SILSDEN, BD20 0DL

## Location

Ryefield Court is situated immediately off Belton Road on the fringe of Silsden and close to the Aire Valley Road A629 which provides good communications to all Airedale Business Centre's. Skipton and Keighley are both close by. Leeds and Bradford are both readily accessible and the M65 at Colne is around 8 miles to the north west. There is a railway station at nearby Steeton with regular services to Leeds and Bradford.

Silsden incorporates a range of local amenities. The immediate surroundings comprise modern industrial units beyond which there is some modern housing. In all a very pleasant working environment.

## Description

The unit is of modern style built in 2009. It incorporates a successful mix of works/storage accommodation at ground floor with kitchen facility and accessible WC. To the first floor a large open plan office plus partitioned office or meeting room. Externally there is turning and loading amenity and car parking.

## Accommodation

### Internal

#### Ground Floor

Workshop/storage accommodation with electrically operated access door. Includes partitioned area. Accessible wc and kitchen facility.

1,084 sqft      111 sqm

#### First Floor

Open plan office/showroom with large window. Partitioned office or meeting room.

1,084 sqft      111 sqm

### External

Immediate turning and loading amenity. Car parking.

## 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: Workshop & Premises  
Rateable Value: £18,750  
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](mailto:planning.enquiries@bradford.gov.uk)

## Terms

The property is available to let for a period of years to be agreed. Terms will be full repairing and insuring.

## Commencing Rent

£16,500 per annum exclusive

## VAT

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

## EPC

EPC commissioned

## 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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