

# TO LET

Works/Warehouse Accommodation with Office  
and 'Trade Counter/Showroom Facility'

3,628 sqft (337 sqm)

**FULLY REFURBISHED**



**GUIDE RENT - £26,000 PER ANNUM EXCLUSIVE**

- Established commercial location with good access to all local amenities.
- A short distance from the Aire Valley Trunk Road which gives good access to Bradford, Skipton, Leeds.
- Suitable for a variety of uses – Subject to the necessary planning approvals being obtained.
- Private car park/yard area
- 'Trade Counter' and showroom area

**UNIT 6, PARKSIDE WORKS, PARKWOOD STREET  
KEIGHLEY, BD21 4PJ**

# UNIT 6, PARKSIDE WORKS, PARKWOOD STREET KEIGHLEY, BD21 4PJ

## Location

The property is situated on Parkwood Street within an established industrial/commercial area of Keighley, having good access to all local amenities. The Aire Valley Trunk Road lies a short distance away which gives excellent access to Bradford and Skipton.

## Description

The accommodation forms modern spacious single storey portal frame works/warehouse accommodation incorporating a profiled steel decked roof with roof lights. A large spacious car park/yard provides a private car parking facility for up to 6 cars.

## Accommodation

### Ground Floor

Works and office accommodation comprising;

Large open plan works area. Vehicle access is provided via a roller shutter loading door. Clear working height to eaves approximately 14'.

Incorporates kitchen and canteen facility

Ladies and gents toilets each comprising low suite wc and hand basin.

Inner lobby and entrance vestibule.

Front office/showroom – possible 'Trade Counter' area.

Overall Ground Floor measurement  
72'3" x 48'4"      3,492 sqft      324 sqm

### First Floor

Landing area leading to mezzanine office accommodation  
11'11" x 11'5"      136 sqft      13 sqm

### External

Private car park/yard providing parking for approximately 6 cars.

## 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:

### Unit 6a, Parkside Works

Description: Workshop & Premises  
Rateable Value: £10,750

### Unit 6b, Parkside Works

Description: Workshop & Premises  
Rateable Value: £13,000  
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.

\*\*Small business rate relief may be available to some occupiers. 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

£26,000 per annum exclusive

## VAT

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

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9644-3007-0882-0700-1795>

## 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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