

TO LET

Single Storey Industrial Accommodation
5,254 sqft (488 sqm)



COMMENCING RENT - £20,000 PER ANNUM EXCLUSIVE

- **Established industrial environment immediately off Parkwood Street**
- **Suitable for a variety of industrial/commercial uses**
- **Loading amenity and parking**
- **Well placed for access to the Aire Valley Road A650/A629 and town centre**

**UNIT 4 DEVONSHIRE WORKS, PITT STREET
KEIGHLEY, BD21 4PF**

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Location

The property is situated in an established industrial location immediately off Parkwood Street and well placed for access to both the Aire Valley Road A650/A629 and the town centre.

Description

Single storey industrial accommodation. Incorporates roller shutter access door, solid floor and clear working height of 15'. The principal works area is fully open plan with no columns/interruptions.

Accommodation

Internal

Ground Floor Only

Accessible via a roller shutter access door. Clear working height 15'.

108' x 44'6" plus area off 14'4" x 31'4"

5,254 sqft 488 sqm

External

Immediate loading and turning. Car parking

Rateable Value

The accommodation forms part of a larger assessment. Business rates will be payable and an invoice for an amount relating to the accommodation will be levied by the landlord.

Services

All main services are available. The property is separately metered for electricity. Water and gas usage will be invoiced by the landlord.

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.

Commencing Rent

£20,000 per annum exclusive

Additionally there is a service charge relating to items such as external lighting, cleaning of gutters, maintenance and tidying of the shared yard areas. Currently the service charge amounts to around £1,000 per annum.

VAT

All prices/rents are subject to vat.

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.

