

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

First Floor Office Accommodation  
Set within Millennium Business Park  
1,123 sqft (104 sqm)



**GUIDE RENT - £10,000 PER ANNUM EXCLUSIVE**

- Well presented accommodation within popular commercial/office complex
- Lease incentives to include rent free periods may be available -please speak to the agents
- Close to Steeton & Silsden Railway Station, giving regular access to Leeds, Skipton, Bradford and beyond
- Private parking facility
- No business rates to pay – subject to qualification
- Air conditioning

**MILLENNIUM BUSINESS PARK, STATION ROAD  
STEETON, BD20 6RB**

# MILLENNIUM BUSINESS PARK, STATION ROAD STEETON, BD20 6RB

## Location

Millennium Business Park is located approximately 2 miles north of Keighley and approximately 6 miles south of Skipton. The larger centre of Bradford is only 11 miles distant which has connections via the M606 to the National Motorway Network. The M65 to the west is only 11 miles distant.

Steeton itself has all of the amenities you would expect from a village of this size, Steeton & Silsden Railway Station is immediately adjacent offering excellent links into Bradford, Leeds and beyond.

## Description

Millennium Business Park offers a mix of industrial and office accommodation with ample secure on site parking. Nearby occupiers include Acorn Stairlifts and J Wilds (Confectioners) Limited. The offices themselves offer good quality open plan space. In our opinion the accommodation is suitable for a variety of office based uses together with a number of potential operations that fall within planning Use Class E – financial/professional services, medical/health uses.

## Accommodation

### Internal

#### Ground Floor

Entrance lobby

#### First Floor

Office accommodation to include;  
2 private offices, general office and shared toilets and kitchenette

1,123 sqft      104 sqm

### External

Private parking and landscaped grounds

## 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: Offices & Premises  
Rateable Value: £6,100  
Uniform Business Rate for 2023/2024:

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)

In our opinion the accommodation may be suitable for a variety of Uses falling within planning Use Class E – **Commercial, Business and Services to include financial / professional services, medical/health services and offices etc**

## Terms

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

## Guide Rent

£10,000 per annum exclusive

## Service Charge

A service charge is implemented by the existing landlord. The service charge provision covers ventilation/heating, buildings insurance, external maintenance. For full details of the service charge arrangements 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/4607-4525-0673-3060-3612>

## 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

Lisa Throupe 01535 600097/07966 300501

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