

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

First & Second Floor Office Accommodation
5,528 sqft (514 sqm)



- Popular village of Cottingley situated midway between Shipley and Bingley
- Open plan office accommodation
- Gas heating and double glazing
- Passenger lift

**5, CANON PINNINGTON MEWS, COTTINGLEY, BINGLEY
WEST YORKSHIRE, BD16 1AQ**

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Location

The property is situated within Cottingley a suburban village forming part of the Bingley Rural Ward in the Bradford Metropolitan District. Cottingley is situated midway between Shipley and Bingley adjacent to the A650 which provides excellent road links to the Towns of Airedale.

Description

The office comprises of 4 elements situated at first and second floors with 2 ground floor entrances and passenger lift providing access to all floors. The accommodation essentially comprises 4 office suites which offer single floors of accommodation which in part have been partitioned to create a mix of open plan and private offices. Each element has access to wc facilities and incorporates a kitchen/break out area.

Accommodation

Internal

Ground Floor

Entrance lobby

First & Second Floor

4 office suites partitioned in part
Wc facilities – including accessible
Kitchen/break out area

5,528 sqft 514 sqm

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: £37,000
Uniform Business Rate for 2024/2025: £0.499

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.

Gas heating and double glazing. Passenger lift

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.

Guide Rent

On application

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0296-2433-4430-3300-3303>

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.

Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where 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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