

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

High Quality Ground Office Accommodation
with Parking
1,255 sqft (117 sqm)



GUIDE RENT - £14,000 PER ANNUM EXCLUSIVE

- Office accommodation of a high standard
- Situated on the popular Royd Ings Avenue
- Private car parking
- Self contained kitchen/breakout area

**AIRESIDE BUSINESS CENTRE, ROYD INGS AVENUE,
KEIGHLEY, BD21 4BZ**

AIRESIDE BUSINESS CENTRE, ROYD INGS AVENUE, KEIGHLEY, BD21 4BZ

Location

The premises are situated on Royd Ings Avenue which is one of the main industrial/commercial areas of Keighley. Aireside Business Centre is well located within 1 mile of the town centre, whilst remaining close to the Aire Valley trunk road. Keighley Train Station is approximately $\frac{3}{4}$ of a mile away and provides regular services to Skipton, Bradford and Leeds.

Description

The building comprises modern office units accessible via a large reception. The ground floor suite offers suspended ceilings and carpets.

Externally there is ample private parking.

Accommodation

Internal

Ground Floor

A mixture of partitioned offices with a server/storeroom. There is a common area kitchen and wc's accessible at the eastern end of the corridor.

1,255 sqft 117 sqm

External

5 allocated parking spaces

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: £8,000

Uniform Business Rate for 2024/2025: £0.499

****Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744**

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

£14,000 per annum exclusive

VAT

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

EPC

EPC commissioned

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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www.hayfieldrobinson.co.uk

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.

