

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

High Quality First Floor Office Suites  
From 129 sqft (12 sqm)



- Excellent sought after business park close to the Aire Valley Road
- Suitable for a variety of office based uses
- Private parking
- No business rates to pay – subject to qualification \*\*
- All inclusive rents
- Early internal inspection highly recommended to fully appreciate the quality of accommodation on offer

**FIRST FLOOR OFFICES, CLARA HOUSE, WORTH ENTERPRISE  
PARK, VALLEY ROAD, KEIGHLEY, BD21 4LN**

# FIRST FLOOR OFFICES, CLARA HOUSE, WORTH ENTERPRISE PARK, VALLEY ROAD, KEIGHLEY, BD21 4LN

## Location

Worth Enterprise Park is situated immediately off Valley Road which is situated to the north west of Keighley town centre close to the A650 having excellent access to all local amenities.

## Description

Individual self contained office suites with shared kitchen and wc's facilities

## Accommodation

### Internal

### Ground Floor

Entrance lobby leading to

### First Floor

Suite 1	329 sqft	LET
Suite 2	274 sqft	LET
Suite 3	129 sqft	
Suite 4	213 sqft	
Suite 5	266 sqft	LET
Suite 6	224 sqft	LET
Suite 7	137 sqft	LET
Suite 8	168 sqft	LET
Suite 9	213 sqft	LET

## Rateable Value

Each suite will be assessed individually for business rates.

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

## Guide Rents

Suite 1	LET
Suite 2	LET
Suite 3	£350 pcm
Suite 4	£425 pcm
Suite 5	LET
Suite 6	LET
Suite 7	LET
Suite 8	LET
Suite 9	LET

## VAT

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

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8560-3279-6043-8691-8406>

## 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

[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

Justin Robinson – 07966 336617

[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

**[www.hayfieldrobinson.co.uk](http://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.

