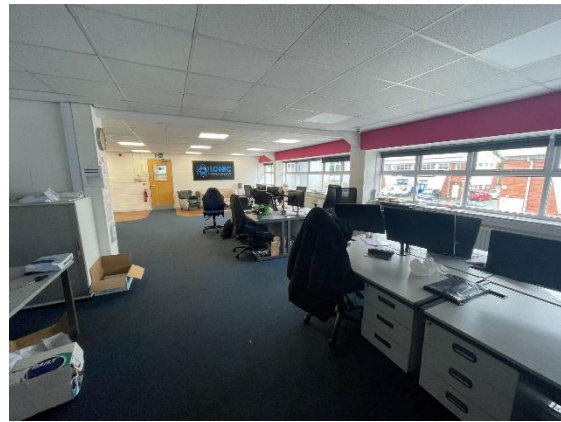


Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Superb Business Units Offering Quality Trade Counter,
Offices and Warehousing
2,000 sqft to 4,000 sqft (186 sqm to 372 sqm)



**GUIDE RENT - £40,000 PER ANNUM EXCLUSIVE AS A WHOLE
£20,000 PER ANNUM EXCLUSIVE PER UNIT**

- **Two storey trade counter/business units**
- **Favored trade park a short distance from the Aire Valley Road**
- **Other occupiers Keybury Fire and Security, Oldfield Electrical, and Tap-in Plumbing Supplies**
- **Available as one unit or can be let separately**

**UNITS 1 & 2, WORTH ENTERPRISE PARK, VALLEY ROAD,
KEIGHLEY, BD21 4LN**

UNITS 1 & 2, WORTH ENTERPRISE PARK, VALLEY ROAD, KEIGHLEY, BD21 4LN

Location

Worth Enterprise Park is situated immediately off Valley Road to the north east of Keighley town centre and close to the Aire Valley Road. A favoured location on the fringe of Keighley affording access to all the towns amenities and with immediate access to the Aire Valley Road excellent accessibility to all Airedale business centres.

Description

The property offers high quality business accommodation planned over two floors including excellent open plan storage/works to the ground floor accessed via two roller shutter access doors and 2 pedestrian doors. The first floor is largely open plan incorporating offices toilet facilities and two kitchen areas.

Externally there is private parking for approximately 6 cars.

The property as described is currently laid out as one unit but can readily be split into two if required.

Worth Enterprise Park is a modern business park offering a secure gated environment. In our opinion is one of the best commercial locations in the town.

Accommodation

As a whole

Internal

Ground Floor

Open plan storage/works/warehousing including entrance corridors
2,000 sqft (approx.) 186 sqm

First Floor

Office accommodation again largely open plan with two landing areas toilet facilities and kitchen areas.
2,000 sqft (approx.) 186 sqm

External

Parking for approximately 6 cars to the front

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:

Unit 1, Worth Enterprise Park, Keighley

Description: Warehouse & Premises

Rateable Value: £15,500

Unit 2, Worth Enterprise Park, Keighley

Description: Warehouse & Premises

Rateable Value: £15,250

Uniform Business Rate for 2025/2026: £0.499

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

£40,000 per annum exclusive as a whole

£20,000 per annum exclusive per unit

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9875-3093-0487-0700-9671>

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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www.hayfieldrobinson.co.uk

