

PROVIDENCE PARK

DALTON LANE • KEIGHLEY • BD21 4HW



NEW
HIGH SPECIFICATION
BUSINESS PARK

Units from
1,000 - 12,000 sq ft
Ready for Occupation

Trade Counter • Warehouse • Industrial • Office • Café

Highlights

- Brand New Business Park
- High Specification
- Private Car Parking
- Excellent Connectivity

Keighley Railway Station

Sainsbury's

Keighley College

Dalton Lane

ASDA

Bradford Road

Overview

Providence Park is a new high specification business park on the edge of Keighley Town Centre, highly visible and adjacent to the town's amenities and transport connections. An ideal place of business for those seeking a strong and visible business identity. Units are built to a high specification with a high quality of finish throughout.

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Location

Providence Park is strategically located in Keighley, Airedale's largest town. Adjacent to Bradford Road and close to the A650, the Business Park affords excellent communications throughout Airedale. It is opposite Asda Supermarket and adjacent to Keighley College Campus and Keighley Railway Station. The Town Centre is just a short walk away.

Distances

- **Leeds 19 miles**
(29 minutes train)
- **Bradford 10 miles**
(23 minutes train)
- **Skipton 9 miles**
(17 minutes train)

Description

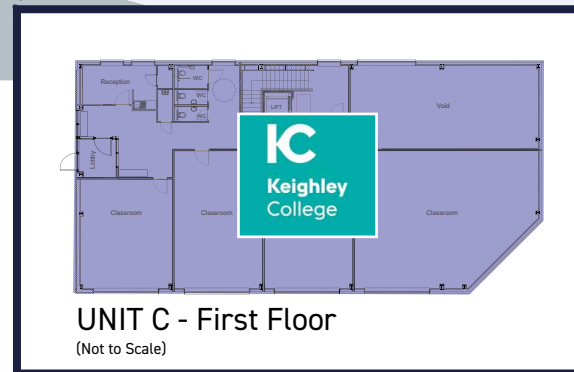
Comprising 40,000 square feet of high specification new build industrial, warehouse, trade counter or hybrid space Providence Park provides a prestigious place of business suited to those seeking a strong business identity. The specification exceeds current building regulation standards for energy efficiency including Solar PV, Air Source Heat and EV charging. Trade Counter units are available from 1,850 square feet with options to 6,050 square feet and above. Industrial, warehouse and office/hybrid units are available from 1,000 square feet with options to 12,000 square feet plus a roadside café opportunity at 2,000 square feet.



Accommodation

Unit	Availability
A1	LET
A2	3,700 sq ft
B1	1,850 sq ft
B2	4,200 sq ft
C	LET
D	from 1,000 sq ft
E	from 1,000 sq ft
F	3,014 sq ft

Units are available individually or can be combined. Mezzanine options available.



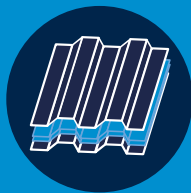
0 5 10 15 20 25 30m

Site Plan

Specification



Steel frame construction



Insulated cladding to elevations and roof



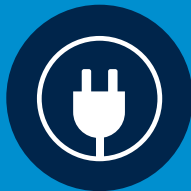
Insulation to underfloor



Electrically operated roller shutter access doors



Accessible WC



Solar PV / EV charging



Air source heat pumps



External lighting and CCTV



Café & Foot access to estate



Main Entrance Gates



Trade Counter Units



Units from 1,000 square feet

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Typical Interior

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Typical Interior

Internal of Small Unit

VAT

VAT will be payable on rents and service charges.

Anti Money Laundering Regulations

In accordance with anti money laundering regulations ID checks will be required for all tenants.

EPC

EPC details are available on request.

Rateable Value

To be confirmed.

Terms

Units are available to let for a minimum term of 5 years.

Rents

Please speak to the agents.

Service Charge

A service charge will be levied to cover items such as maintaining service yards, landscaping, communal lighting and CCTV. Full particulars will be confirmed.

Further Information



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