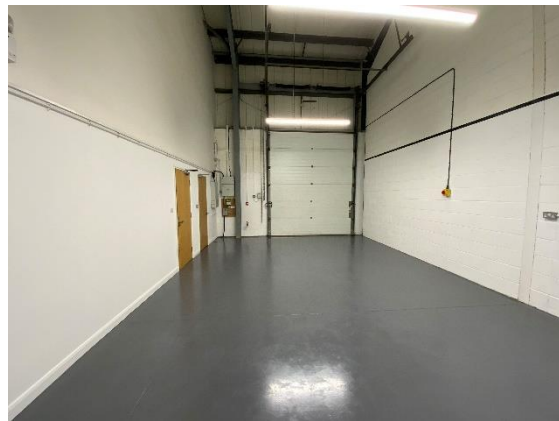


Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Ground Floor Warehouse/Works unit
1,211 sqft (113 sqm)



GUIDE RENT - £14,000 PER ANNUM EXCLUSIVE

- **Modern business unit**
- **Small industrial estate of only 9 units**
- **Suitable for a variety of light industrial uses or storage**

**GROUND FLOOR, UNIT 4 WILSDEN BUSINESS PARK, SHAY
LANE, WILSDEN, WEST YORKSHIRE, BD15 0DR**

GROUND FLOOR, UNIT 4 WILSDEN BUSINESS PARK, SHAY LANE, WILSDEN, WEST YORKSHIRE, BD15 0DR

Location

Wilsden Business Park is located on the fringe of the popular village of Wilsden midway between Bradford (6 miles) and Keighley (6 miles). The location is ideal for those seeking a high quality industrial environment away from the more traditional heavy industrial location.

Description

Unit 4 offers open plan works accommodation with kitchen and wc facilities. Access is via a roller shutter loading and shared pedestrian access door. Externally there is a loading area and an off street parking allocation.

Accommodation

Internal

Ground Floor

Storage/workshop accommodation

1,211 sqft 113 sqm

External

Loading and parking.

Rateable Value

The rateable value is currently assessed within a larger assessment and will need splitting upon occupation.

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 of all usual outgoings

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/4632-4663-2197-6145-7726>

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 may also be responsible for a contribution towards the landlord legal costs incurred during the preparation of the lease document.



Further Information

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