

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097

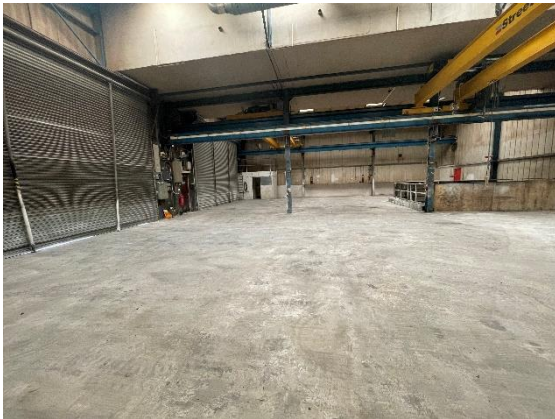


TO LET

Open Plan High Bay Ground Floor Works/Warehouse Facility with
Additional Lower Ground Floor Storage/Works & First Floor Offices

9,600 sqft (892 sqm)

Large Yard Area and Private Parking



GUIDE RENT - £45,000 PER ANNUM EXCLUSIVE

- High bay open plan warehouse/works facility
- 2 overhead 5 tonne travelling cranes
- Situated in an established commercial location having good access to all local amenities
- Suitable for a variety of industrial/commercial/trade counter uses

**PROSPECT WORKS, SOUTH STREET (A629)
KEIGHLEY, BD21 1DB**

PROSPECT WORKS, SOUTH STREET (A629) KEIGHLEY, BD21 1DB

Location

Prospect Works is situated approximately half a mile south of Keighley Town Centre, having good access to all local amenities and benefiting from frontage onto South Street (A629).

Description

Prospect Works offers open plan ground floor works/warehouse accommodation together with additional lower ground floor storage/works accommodation and first floor offices.

Large yard area and private parking.

Accommodation

Internal

Ground Floor

Open plan works/warehouse with two large roller shutter loading doors.

4,103 sqft 381 sqm

Lower Ground Floor

Works accommodation

4,385 sqft 407 sqm

First Floor

Office accommodation, canteen, kitchen and toilet facilities.

1,112 sqft 103 sqm

External

Large surfaced yard area and car park

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: Workshop & Premises

Rateable Value: £33,000

Uniform Business Rate for 2025/2026: £0.499

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

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

£45,000 per annum exclusive

VAT

VAT is payable on the rent at the prevailing rate.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/1376-0256-1324-2662-6250>

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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