

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
**01535 600097**



# TO LET

Industrial/Storage Unit  
5,160 sqft (479 sqm)



**GUIDE RENT - £20,000 PER ANNUM EXCLUSIVE**

- **Open plan accommodation**
- **Established commercial location having good access to all local amenities**
- **Close to Keighley town centre including railway station**
- **No Business Rates to pay – subject to qualification**

**UNIT 4A WORTH BRIDGE INDUSTRIAL ESTATE  
WORTH BRIDGE ROAD, KEIGHLEY, BD21 4LB**

# UNIT 4A WORTH BRIDGE INDUSTRIAL ESTATE WORTH BRIDGE ROAD, KEIGHLEY, BD21 4LB

## Location

The subject property is situated just off Dalton Lane, lying within an established industrial/commercial area of Keighley. The property has excellent access to all local amenities and lies a short distance away from the Aire Valley Trunk Road which offers good access towards Skipton, Bradford and beyond.

## Description

The property offers sizeable industrial/storage accommodation with a clear working height of 13'6". There are no wc's or external areas.

## Accommodation

### Internal

### Ground Floor

Open plan unit with roller shutter

5,160 sqft      479 sqm

## 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: Warehouse & Premises  
Rateable Value: £9,800  
Uniform Business Rate for 2025/2026: £0.499

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

## 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](mailto:planning.enquiries@bradford.gov.uk)

## Terms

The property is available to let for a period of years to be agreed.

## Guide Rent

£20,000 per annum exclusive

## VAT

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

## 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

Lisa Throupe 01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

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**[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.

