

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

High Quality Ground Office Accommodation
From 166 sqft (15 sqm) to 383 (36 sqm)



- Office accommodation of a high standard
- Situated on the popular Royd Ings Avenue
- Private car parking may be available
- Shared kitchen/breakout area and wc's

**AIRESIDE BUSINESS CENTRE, ROYD INGS AVENUE,
KEIGHLEY, BD21 4BZ**

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Location

The premises are situated on Royd Ings Avenue which is one of the main industrial/commercial areas of Keighley. Aireside Business Centre is well located within 1 mile of the town centre, whilst remaining close to the Aire Valley trunk road. Keighley Train Station is approximately $\frac{3}{4}$ of a mile away and provides regular services to Skipton, Bradford and Leeds.

Description

The building comprises modern office units accessible via a large reception. The ground floor suites offer suspended ceilings and carpets.

Externally there is private parking.

Accommodation

Internal

Ground Floor

Self contained office suites. There is a common area kitchen and wc's accessible at the eastern end of the corridor.

Suite 1a	290 sqft
Suite 1b	357 sqft
Suite 2	166 sqft
Suites 3&4	383 sqft

External

Private parking may be available.

Rateable Value

The rateable value will need to be split upon occupation.

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

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

Suite 1a	£475 per calendar month
Suite 1b	£500 per calendar month
Suite 2	£375 per calendar month
Suite 3&4	£450 per calendar month

The above rents are inclusive of all outgoing with the exception of business rates, telephones and internet.

VAT

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

EPC

EPC commissioned

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

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

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.

