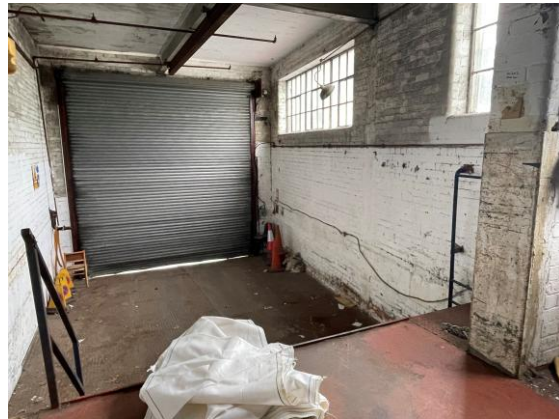


Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

First Floor Open Plan Warehouse/Storage Accommodation  
15,345 sqft (1,426 sqm)



**GUIDE RENT - £30,000 PER ANNUM EXCLUSIVE**

- 'Low cost' at circa £2 per sqft exclusive
- Good access to all local amenities
- On the fringe of Keighley town centre
- Tailboard loading for vehicles up to 17.5t,

**FIRST FLOOR, GLENDALE HOUSE, GOULBOURNE STREET,  
KEIGHLEY, WEST YORKSHIRE, BD21 1PG**

# FIRST FLOOR, GLENDALE HOUSE, GOULBOURNE STREET, KEIGHLEY, WEST YORKSHIRE, BD21 1PG

## Location

The subject property is situated within an established commercial area on the fringe of the Town Centre, having good access to all local amenities.

## Description

The property forms warehouse/storage accommodation situated within Glendale House commercial/industrial complex.

There is tailboard loading for vehicles up to 17.5t, from the covered loading bay on Starkie Street.

The floors are reinforced concrete, supported on a steel frame.

## Accommodation

### Internal

#### Ground Floor

Cover loading bay leading to open plan warehouse/storage accommodation with toilets and canteen area.

15,345 sqft      1,426 sqm

### External

Shared parking

## 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: £16,250  
Uniform Business Rate for 2025/2026: £0.499

## 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)

## 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.

There is gas-fired, warm-air, suspended heating and a 3-phase electricity supply.

## Terms

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

## Guide Rent

£30,000 per annum exclusive

## VAT

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

## EPC

EPC commissioned

## 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)  
Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

**[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.

