

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Open Plan Office Accommodation
with Additional Warehouse/Storage Facility
2,640 sqft (245 sqm)



GUIDE RENT - £15,000 PER ANNUM EXCLUSIVE

- Large open plan general office with two private offices and warehouse/storage accommodation
- No business rates to pay – subject to qualification*
- Good access to all local amenities
- Private parking
- Suitable for a variety of uses (S.T.P)

BEECH MILLS COMMERCIAL COMPLEX (AREA 4), SOUTH STREET, KEIGHLEY, WEST YORKSHIRE BD21 1AQ

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Location

Beech Mills Commercial Complex is situated approximately ½ a mile south of Keighley Town Centre, having good access to all local amenities and benefiting from frontage onto South Street (A629).

Description

Ground floor office accommodation comprising a large open plan general office, two private offices together with a warehouse/storage area which could provide an additional office area (following refurbishment). Separate toilet facilities. Private parking.

Accommodation

Internal

Ground Floor

Designated entrance lobby/reception leading to open plan office with two private offices and an additional warehouse/storage area

2,640 sqft 245 sqm

External

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: Workshop & Premises

Rateable Value: £9,500

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**

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

£15,000 per annum exclusive

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0598-9629-7993-9787-8819>

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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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.

