

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Warehouse/Storage Accommodation
18,447 sqft (1,714 sqm)



GUIDE RENT - £92,000 PER ANNUM EXCLUSIVE

- Clear working height of 13'4
- Great deals available
- Loading and turning area
- Small office content and wc's
- Circa £5 per sqft

**UNIT 5 HOLME MILLS INDUSTRIAL COMPLEX, HOLME MILL
LANE, FELL LANE, KEIGHLEY, BD22 6BN**

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Location

Holme Mills Industrial Complex is situated on Holme Mill Lane, just off Fell Lane approximately 1 mile south east of Keighley Town Centre. The complex has good access to all local amenities.

Description

The property offers ground floor warehouse accommodation with roller shutter and pedestrian access. There is a clear working height of 13'4 along with a small office content and wc facilities. Externally there is a good loading and turning area with parking.

Accommodation

Internal

Ground Floor

Warehouse accommodation with small office and wc facilities

Overall

129' x 143'	18,447 sqft	1,714 sqm
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External

Parking, loading and turning area

Rateable Value

The site is assessed as a whole and each unit pays a percentage. This percentage to be confirmed.

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

£92,000 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/9044-5425-4801-1446-1242>

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.

