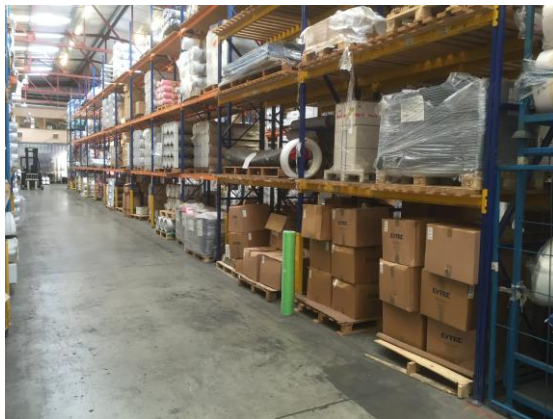


Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

High Bay Warehouse/Works Accommodation
with Parking
21,215 sqft (1,970 sqm)



Library Photographs
Guide Rent £60,000 per annum exclusive

- **Spacious high bay – open plan accommodation**
- **Private parking facility**
- **Established commercial location having good access to all local amenities**

**UNIT 1 WORTH BRIDGE INDUSTRIAL ESTATE
WORTH BRIDGE ROAD, KEIGHLEY, BD21 4LB**

UNIT 1 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 high bay open plan works/warehouse accommodation with private parking. There is also a yard area and nearby on street parking.

Accommodation

Internal

Ground Floor

High bay open plan warehouse accommodation with loading area and toilet facilities.

First Floor

Office accommodation with canteen and ancillary areas

Total floor area 21,215 sqft (1,970 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: £78,500
Uniform Business Rate for 2025/2026: £0.555

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

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

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.

Terms

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

Guide Rent

£60,000 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/9683-2686-1414-1287-5754>

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.

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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