

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Modern Industrial/Warehouse Accommodation with Offices,
Mezzanine & Service Yard/Parking
In all 24,244 sqft (2,252 sqm)



GUIDE RENT – On Application

- **Favored Airedale Business Centre Location**
- **Clear working height 18'6**
- **Good offices and meeting rooms at ground and first floor**
- **Surfaced service yard/car parking**

**UNIT 2 AIREDALE BUSINESS CENTRE, MILLENNIUM ROAD
SKIPTON, BD23 2TZ**

UNIT 2 AIREDALE BUSINESS CENTRE, MILLENNIUM ROAD, SKIPTON, BD23 2TZ

Location

The property is situated at the favored Airedale Business Centre a little over 1 mile from Skipton town centre and in close proximity to the A629 and A65 being the principal road communications in Airedale.

The immediate surroundings are largely industrial and commercial including retailers The Range and Aldi.

Keighley 8 miles, Bradford 18 miles, Leeds 26 miles, M65 motorway via Colne 12 miles.

Description

The property comprises industrial accommodation of modern style being of steel portal frame construction with cladding to the elevations and roof covering.

The ground floor is primarily warehousing incorporating a concrete floor and clear working height of 18'6. Loading is via two flush docks with up and over access doors. Remaining elements of the ground floor comprise offices with separate personnel entrance and including canteen and wc facilities including accessible wc. At first floor there are further offices including additional kitchen and wc accommodation plus mezzanine storage amenity.

Externally there is a surfaced service yard part shared and with car parking amenity for 12.

Accommodation

Internal

Ground Floor

Warehouse full height
12,164 sqft 1,130 sqm

Warehouse under mezzanine
4,087 sqft 379.7 sqm

Offices
1,953 sqft 181.4 sqm

First Floor

Offices
2,687 sqft 249.6 sqm

Mezzanine
3,353 sqft 311.5 sqm

External

Surfaced service yard part shared and including 12 car parking spaces.

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: £0.499

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

Terms

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

Guide Rent

On application

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8063-7618-2208-6892-4925>

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

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

www.hayfieldrobinson.co.uk

