

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Ground Floor Office Suite

In imposing building providing an impressive business identity
2,400 sqft (223 sqm)



GUIDE RENT - £24,000 PER ANNUM EXCLUSIVE

- High Quality Office Suite
- Impressive Business Identity
- Air Conditioning and Raised Access Floors
- Secure Site – Electric Entry Gates
- Dedicated On Site Car Parking for 10 cars

**GROUND FLOOR (LHS) AIREDALE HOUSE, WAGON LANE,
BINGLEY, WEST YORKSHIRE, BD16 1WA**

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Location

The property forms part of an impressive Business Park lying to the immediate south of Bingley Town Centre and easily accessible from all Airedale Towns and Villages. Bingley is nearby and offers amenities catering for most daily needs including a Railway Station providing regular services on the Airedale Line.

Bradford City Centre is around 4 miles away and Leeds City Centre around 14 miles away. Road communications are excellent via the nearby A650.

Description

Ground floor self contained office suite accessed via quality common areas. The accommodation is of high quality throughout including raised access floors, air conditioning and LED lighting. The business park is fully enclosed with electric security gate. On site dedicated car parking for 10 cars is included.

Accommodation

Internal

Ground Floor

Entrance is via a shared communal area leading to self contained high quality office accommodation offering a mix of open plan and private offices.

2,400 sqft 223 sqm

External

Private car parking for 10 cars.

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: Offices & Premises
Rateable Value: £23,000
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

£24,000 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/2181-2089-9945-4874-6254>

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, referencing where required and ID check.

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.



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