

TO LET

Two Storey New Build Works/Business Unit
With Parking
862 sqft (80 sqm) overall



GUIDE RENT - £12,000 PER ANNUM EXCLUSIVE
(inclusive of electricity and water)

- **New build! Available Early 2026!**
- **Small business park situated just off Worth Way (A6035) in an established commercial part of Keighley with good access to all local amenities**
- **2 Car Parking spaces**
- **Potentially no business rates to pay – subject to qualification****

**UNIT 4 AT ROMBALDS DEVELOPMENTS LTD, ALKINCOTE
STREET, KEIGHLEY, BD21 5JT**

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Location

The property is situated on the fringe of Keighley Town Centre, within an established commercial area having good access to all local amenities.

Description

New build two storey business unit offering works and office accommodation.

As the property is currently being constructed there are two options available.

*Ground floor open plan works storage area via a roller shutter

*Ground floor offices offering two private offices via an entrance lobby

Accommodation

Ground Floor

Open plan works accommodation

431 sqft 40 sqm

First Floor

Two offices, kitchen and wc

431 sqft 40 sqm

External

Car park and turning area. 2 car parking spaces.

Rateable Value

The property will need to be assessed for business rate purposes upon occupation.

We are of the opinion that the Rateable Value is likely to be below the £12,000 Rateable Value threshold and therefore subject to qualification Small Business Rate Relief may apply.

All interested parties must make their own business rate enquires and satisfy themselves to the exact business rate liability.

**Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

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.

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

£12,000 per annum exclusive but inclusive of electricity and water.

VAT

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

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 checks.

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

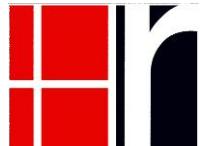
The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

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