

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

High Quality Warehouse/Works unit  
with Offices & Parking  
2,842 sqft (264 sqm)



**GUIDE RENT - £22,000 PER ANNUM EXCLUSIVE**

- **Modern business unit**
- **Small industrial estate of only 6 units**
- **Suitable for a variety of light industrial uses**
- **Mezzanine office accommodation**

**UNIT 3 WILSDEN BUSINESS PARK, SHAY LANE, WILSDEN,  
WEST YORKSHIRE, BD15 0DR**

# UNIT 3 WILSDEN BUSINESS PARK, SHAY LANE, WILSDEN, WEST YORKSHIRE, BD15 0DR

## Location

Wilsden Business Park is located on the fringe of the popular village of Wilsden midway between Bradford (6 miles) and Keighley (6 miles). The location is ideal for those seeking a high quality industrial environment away from the more traditional heavy industrial location.

## Description

Unit 3 offers single storey accommodation to include both pedestrian and electrically operated up and over loading door. A mezzanine has been installed to create open plan and private office accommodation. Externally there is a loading area and private parking for 6 cars.

## Accommodation

### Internal

#### Ground Floor

Workshop accommodation to include built in secure store, lobby area and accessible wc.

1,550 sqft      144 sqm

#### Mezzanine

Open plan office, two private offices and kitchen/canteen.

1,292 sqft      120 sqm

### External

Loading and private parking.

## 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: £11,750  
Uniform Business Rate for 2025/2026: £0.499

From April 2026 the Rateable Value will be £12,750

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

The Valuation Office do not have the mezzanine within their assessment

## 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](mailto:planning.enquiries@bradford.gov.uk)

## Terms

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

## Guide Rent

£22,000 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/0270-0036-3549-4094-2002>

## 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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