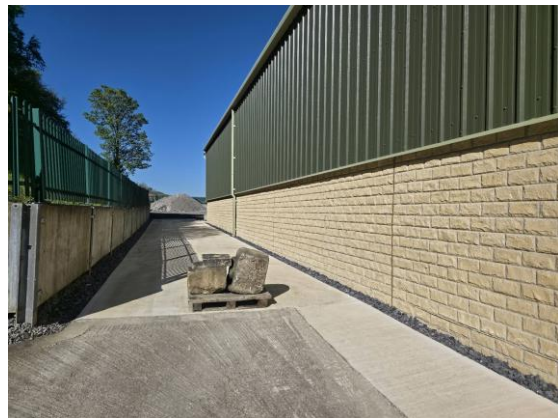


TO LET

High Bay New Warehouse/Manufacturing Unit
With Parking
5,600 sqft (520 sqm) overall



COMMENCING RENT - £40,000 PER ANNUM EXCLUSIVE

- Well regarded small business park well placed for access to the Aire Valley Road
- High bay accommodation with office and 2 No WC's including accessible one.
- 8 Car Parking spaces
- Ample loading and turning
- A yard area is available by way of separate negotiation

**UNIT 7 PROGRESS WORKS, PARKWOOD STREET, KEIGHLEY,
WEST YORKSHIRE, BD21 4NX**

UNIT 7 PROGRESS WORKS, PARKWOOD STREET, KEIGHLEY, WEST YORKSHIRE, BD21 4NX

Location

The subject property is situated on Parkwood Street, 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

Open plan high bay warehouse/manufacturing accommodation with office. Vehicular access into the unit is provided by way of a large roller shutter loading door. There is a separate personnel door and two wc's including an accessible wc.

Accommodation

Open plan warehouse / manufacturing accommodation with office to include space above office

5,600 sqft 520 sqm (approximately)

External

Car park and turning area. 8 car parking spaces.

Rateable Value

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

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.

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.

Commencing Rent

£40,000 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/1054-0989-5761-5881-0387>

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



Yard available by way of separate negotiation

Further Information

Lisa Throupe 01535 600097/07966 300501

lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617

ejr@hayfieldrobinson.co.uk

