

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

First Floor Office Suites
Suite 4 - 1,263 sqft (117 sqm)
Suite 5 - 829 sqft (77 sqm)



SUITE 4 GUIDE RENT - £12,500 PER ANNUM EXCLUSIVE
SUITE 5 GUIDE RENT - £7,500 PER ANNUM EXCLUSIVE

- **Situated within the established Alston Retail Park**
- **Self contained office suites with prominent frontage to Bradford Road**
- **Passenger lift**
- **Immediate access to the A650/A629**

**MERIDIAN HOUSE, BRADFORD ROAD, KEIGHLEY
WEST YORKSHIRE, BD21 3NG**

MERIDIAN HOUSE, BRADFORD ROAD, KEIGHLEY WEST YORKSHIRE, BD21 3NG

Location

The property is situated within the established Alston Retail Park at the junction of Bradford Road on the favored side of Keighley, affording immediate access to the A650/A629 Aire Valley Road providing principal communications in Airedale.

Nearby occupiers include B&Q, Dunelm, Pure Gym, Home Bargains etc. Skipton 9 miles, Bradford 10 miles, Leeds 22 miles. M65 motorway via Colne 14 miles.

Description

The property offers self contained office suites with kitchen and WC facilities situated on the first floor of Meridian House.

Accommodation

Ground Floor

Communal entrance lobby with stairs and lift to first floor

First Floor

Suite 4

Open plan office accommodation with two private offices off along with kitchen and wc facilities.

1,263 sqft 117 sqm

Suite 5

Open plan office accommodation along with kitchen and wc facilities.

829 sqft 77 sqm

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2026 non domestic rating list as follows:

Suite 4
Description: Offices & Premises
Rateable Value: £10,750

Suite 5
Description: Offices & Premises
Rateable Value: £6,700

Uniform Business Rate for 2026/2027: £0.432

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

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

Suite 4 £12,500 per annum exclusive

Suite 5 £7,500 per annum exclusive

Service Charge

A service charge will be levied to cover common upkeep and maintenance costs. For further details on the annual service charge please speak to the agents.

VAT

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

EPC

Suite 4
<https://find-energy-certificate.service.gov.uk/energy-certificate/2129-0434-4040-6012-5224>

Suite 5
<https://find-energy-certificate.service.gov.uk/energy-certificate/4220-6783-8710-0894-0305>

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



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For identification purposes only

Suite 4 outlined in 

Suite 5 outlined in 