

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Modern Works unit with Parking
3,850 sqft (357 sqm)



COMMENCING RENT - £38,500 PER ANNUM EXCLUSIVE

- **Modern industrial unit within new build scheme**
- **Private parking/service yard**
- **Situated just off South Street (A629)**
- **3 phase electricity**
- **Good eaves height**

**UNIT 3 BECKSIDE PARK, BECK STREET
KEIGHLEY, BD21 5AF**

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Location

The subject property lies approximately ¾ of a mile South of Keighley Town Centre within an established commercial area. The business park fronts onto South Street (A629), one of the main arterial routes through the town.

Description

The property offers a modern works unit being open plan in nature with wc facilities. The property benefits from 3 phase electricity and electric roller shutter loading door.

Externally there is ample parking, turning and loading.

Accommodation

Internal

Ground Floor

Open plan works accommodation with wc facility and small kitchen bench

3,850 sqft 357 sqm

External

Ample parking, turning and loading.

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:

Description: Warehouse & Premises

Rateable Value: £29,500

Uniform Business Rate for 2026/2027: £0.432

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

£38,500 per annum exclusive, plus service charge

VAT

VAT is applicable.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/3172-5118-6626-7693-2447>

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

