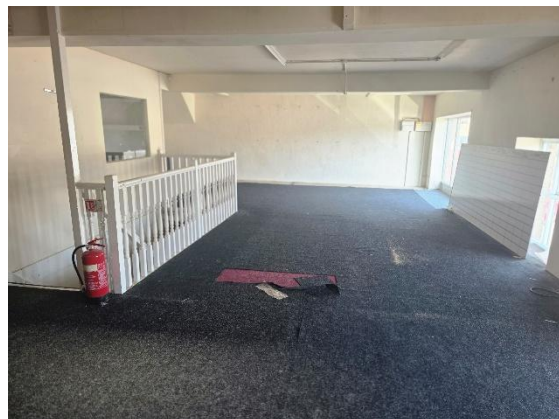


Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Spacious Showroom and Storage Accommodation
3,335 sqft (310 sqm) approx.



GUIDE RENT - £15,000 PER ANNUM EXCLUSIVE

- Showroom accommodation planned over 4 floors
- Suitable for a variety of uses (S.T.P) to include showroom/retail, gym/leisure, dance studio, community uses
- Prominent location having frontage on to Worth Way (A6035)

**UNIT 1 PARKWAY HOUSE, WORTH WAY, KEIGHLEY
WEST YORKSHIRE, BD21 5LD**

UNIT 1 PARKWAY HOUSE, WORTH WAY, KEIGHLEY WEST YORKSHIRE, BD21 5LD

Location

The property is prominently positioned on Worth Way (A6035) one of the main arterial routes through the Town and has good access to all local amenities.

Description

The property offers showroom and storage accommodation planned over 4 floors. Parking is available.

In our opinion the property is suitable for a variety of uses (S.T.P) to include showroom/retail, gym/leisure, dance studio, community uses.

Accommodation

Internal

Ground Floor

Showroom with large display windows and toilet facility
941 sqft 87 sqm

First Floor

Showroom with small office and kitchen
934 sqft 87 sqm

Second Floor

Showroom and storage accommodation
1,251 sqft 116 sqm

Third Floor

Storage accommodation
208 sqft 19 sqm

External

Parking is available close by

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: Showroom & Premises

Rateable Value: £12,750

Uniform Business Rate for 2026/2027: £0.382

****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

£15,000 per annum exclusive, plus service charge

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/3798-2502-0695-8797-3409>

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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lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617

ejr@hayfieldrobinson.co.uk

