

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Single Storey Manufacturing and Warehouse Unit
In all 45,135 sqft (4,193 sqm)



GUIDE PRICE - £3,650,000

- Favoured business park on the fringe of Keighley
- Quick access A650/A629 Aire Valley Road
- Surfaced service yard and car park
- Offices and meeting rooms
- Warehouse extension 2022 with 10.5 metre eaves

**UNIT 2 AIREDALE PARK, ROYD INGS AVENUE
KEIGHLEY, BD21 4DG**

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Location

The property forms part of the Airedale Business Park situated adjacent to Royd Ings Avenue on the Northern fringe of Keighley.

The business park is well located affording immediate access to Hard Ings Road which provides onward access to the Aire Valley Road A650/A629 providing excellent road communications to Skipton, Bradford, Leeds and the motorway network beyond.

Amenities in Keighley Town Centre including Bus and Rail Stations are all within one mile.

Skipton 7 miles, Bradford 10 miles, Leeds 18 miles, Colne M65 14 miles.

Description

The principal accommodation comprises manufacturing and production with an eaves height of approximately 6.5 metres. Within the accommodation there is a works canteen and WC accommodation plus works office. A reception entrance from the car park elevation provides access to a series of offices and boardroom plus further kitchen and WC facilities. A mezzanine incorporates further offices and meeting rooms. An extension was completed in 2022 and provides warehouse accommodation with a generous eaves height of 10.5 metres.

Access to the property is via an estate roadway and shared turning area which gives way to a surfaced service yard and car park.

Accommodation

Internal

Ground Floor

Manufacturing accommodation accessible via 2 access doors plus reception access. Incorporates works canteen and WC facilities plus works office. Additionally a series of offices from a reception with further kitchen and WC facilities.

36,227 sqft 3,365 sqm

Mezzanine

Incorporating a series of offices and meeting rooms.

1,754 sqft 163 sqm

Extension 2022

Warehouse accommodation accessible via access door. Further internal access door interconnects with the manufacturing accommodation. Generous eaves height of 10.5 metres

6,600 sqft 613 sqm

External

Workshop 408 sqft 38 sqm
Plant room 146 sqft 14 sqm

Surfaced service yard and car park.

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: Workshop & Premises
Rateable Value: £170,000
Uniform Business Rate for 2026/2027: £0.480

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

Guide Price

£3,650,000.

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8756-9209-7069-0285-8478>

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

Each party will be responsible for their own legal cost incurred.

Further Information

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Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

