

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Outstanding Office/Commercial Opportunity
Fully improved and with Large Car Park
10,917 sqft. 0.8 Acres



GUIDE PRICE – £850,000

- **Imposing standalone building. Highly visible**
- **Excellent fringe of town location**
- **Full improvements now complete**
- **Large car park/site with development potential**
- **Rare freehold opportunity**

**PARKWOOD RISE, PARK LANE, KEIGHLEY
WEST YORKSHIRE, BD21 4QU**

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Location

The property is situated on the south eastern fringe of Keighley immediately off Park Lane and within walking distance of the town centre and its amenities including bus and rail stations. The Aire Valley Road (A650/A629) is readily accessible via Parkwood Street.

A desirable business setting adjacent to a recently developed business park which has found much favour with occupiers.

Skipton 9 miles, Bradford 9 miles and Leeds 22 miles

Description

The property comprises an imposing detached building with stone elevations. Certainly a statement property providing a platform for a strong business identity in a highly visible position.

The accommodation has been fully improved in recent months to provide a desirable business facility ready for immediate occupation.

The accommodation comprises a principal ground floor with primary entrance. Two upper floors provide further accommodation all with commanding views across the town. A lower ground floor has independent access with potential to be occupied separately. Each floor provides fully open plan accommodation allowing for easy division/adaptation to suit individual needs.

In our view the property will suit those seeking an office or light industrial facility although we must ask that interested parties confirm their individual needs with the Local Planning Authority office prior to any commitment.

Externally the property includes a large car park. This provides for ample private off street car parking and a platform for future development if required albeit subject to planning permission being obtained.

Accommodation

Internal

Each floor includes newly installed gas central heating, double glazed windows and LED lighting.

Ground Floor	2,771 sqft	257.4 sqm
First Floor	2,771 sqft	257.4 sqm
Second Floor	2,604 sqft	241.9 sqm
Lower Floor	2,771 sqft	257.4 sqm

External

Large level car park. Total site area 0.8 acres

Rateable Value

To be confirmed

Planning

The property in our opinion suits use as an office or light industrial facility. Most recently and prior to improvement it was occupied for warehousing. We must however ask that interested parties make their own enquires to the local planning office with regards their specific use and confirm that use prior to any commitment. Local planning office;

Tel: 01274 434605

Email: planning.enquiries@bradford.gov.uk

Guide Price

£850,000

VAT

We are informed that VAT will not apply.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/5809-3903-9859-1011-6606>

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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