

Aireside House
Royd Ings Avenue
Keighley
BD21 4BZ
01535 600097



TO LET

Manufacturing & Warehouse Premises
11,625 sqft (1,080 sqm) to 13,950 sqft (1,296 sqm)



FROM £66,000 PER ANNUM EXCLUSIVE

- Favoured business park on the fringe of Keighley
- Quick access A650/A629 Aire Valley Road
- Available immediately

**PART UNIT 3 AIRESIDE BUSINESS PARK, ROYD INGS AVENUE,
KEIGHLEY, BD21 4BZ**

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Location

Aireside Business Park is situated on the northern fringe of Keighley immediately off Royd Ings Avenue and close to its junction with Alston Road and Bradford Road both providing quick access to the A650/A629 Aire Vally Road.

The business park comprises a small number of similar modern manufacturing/warehouse premises plus a sizeable office building. Nearby occupiers include R McDowell Haulage, West Yorkshire Spinners, Real Engineering, AWB Charlesworth Solicitors and Walkers Accountants.

Bradford/M606/M62	10 miles
Leeds	18 Miles
Skipton	7 miles
Colne/M65	14 miles

Description

The property comprises modern industrial accommodation of steel portal frame construction with cladding to the elevations and a clad roof covering. Access is via two loading/access doors. The property comprises manufacturing/warehouse accommodation with an eaves height of 6 meters.

Externally surfaced yard/parking is available.

Accommodation

Internal

Ground Floor

Manufacturing and warehouse accommodation accessed via two loading/access doors. Eaves height 6 meters.

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External

Surfaced yard/parking is available.

Rateable Value

The rates payable currently form part of a larger assessment. The incoming tenant will be responsible for a business rate payment. To be confirmed.

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

From £66,000 per annum exclusive

VAT

VAT will be payable.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9900-9957-0323-5660-8074>

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

The incoming tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

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www.hayfieldrobinson.co.uk

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.

