

Aireside House
Royd Ings Avenue
Keighley
BD21 4BZ
01535 600097



TO LET

Modern Industrial Unit
with Loading and Car Parking Area
6,853 sqft (637 sqm)



GUIDE RENT - £47,500 PER ANNUM EXCLUSIVE

- Excellent recently refurbished warehouse unit with good quality offices
- Sought after commercial location on the popular Castlefields Industrial Estate
- Close to Crossflatts train station (Airedale Line). Services to Leeds, Bradford Foster Square and Skipton
- Suitable for a variety of uses (S.T.P)

**UNIT J, CASTLEFIELDS INDUSTRIAL ESTATE, BINGLEY
WEST YORKSHIRE, BD16 2AG**

UNIT J, CASTLEFIELDS INDUSTRIAL ESTATE, BINGLEY WEST YORKSHIRE, BD16 2AG

Location

The property is situated on an established industrial estate off the A650, close to Crossflatts train station. The property can be accessed via Keighley Road (B6265) which leads directly onto Castlefields Lane. The A650 (Aire Valley Road) is close by giving good road access to Keighley, Bradford and Leeds.

Description

The property comprises a modern steel portal frame warehouse with concrete flooring, translucent roof lights and additional high-bay lighting. The unit benefits from gas central heating, an intruder alarm and a fire alarm. It is prominently positioned towards the head of the estate and offers good frontage to the main estate road.

Internally on the ground floor the unit comprises an open plan warehouse with WCs and ancillary storerooms at the northern end. Good quality offices are located at first floor level and benefit from carpet tiles and modern LED lighting. There is also a kitchenette. External elevations are varied with the property constructed of brick façade with cladding above. A palisaded concrete yard extends to the front of the unit providing access for deliveries/loading and car parking.

Accommodation

Ground Floor

Warehouse accommodation
5,123 sqft 476 sqm

Ancillary/stores
865 sqft 80 sqm

First Floor

Offices
865 sqft 80 sqm

External

Loading and car parking area

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 and premises
Rateable Value: £41,250
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.

Guide Rent

£47,500 per annum exclusive

VAT

VAT is payable on the rent

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9824-2361-3668-1632-6165>

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 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

Joint agent

Atkinson Associates
Mike Atkinson 01943 666955/07714896045
mike@atkinsonassoc.co.uk

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.

