

Aireside House
Royd Ings Avenue
Keighley
BD21 4BZ
01535 600097



TO LET

Single Storey Warehouse/Works Accommodation
with Office Facility
1,682 sqft (156 sqm)



GUIDE RENT - £12,500 PER ANNUM EXCLUSIVE

- Situated on the popular Newbridge Industrial Estate
- Suitable for a variety of industrial/commercial uses
- Communal parking facility
- Electrically operated loading door
- Good access to all local amenities
- No business rate liability – subject to qualification**

**UNIT 3 NEWBRIDGE INDUSTRIAL ESTATE
PITT STREET, KEIGHLEY, BD21 4PQ**

UNIT 3 NEWBRIDGE INDUSTRIAL ESTATE PITT STREET, KEIGHLEY, BD21 4PQ

Location

The subject property is conveniently located on the popular Newbridge Industrial Estate, lying on the fringe of Keighley Town Centre. Newbridge Industrial Estate and the Parkwood District of Keighley are well established commercial areas offering good access to the A650 Aire Valley Trunk Road linking into Bradford. All the town's amenities are within close proximity.

Description

Single storey works/warehouse accommodation with office facility.

Externally there is a loading/yard area and large communal parking facility.

Accommodation

Ground Floor

Works/warehouse accommodation with office and toilet facilities

1,682 sqft

156 sqm

External

Loading/yard area and large communal parking facility.

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: £8,900

Uniform Business Rate for 2026/2027: £0.432

****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

£12,500 per annum exclusive

VAT

VAT is payable at the prevailing rate

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9141-2683-9068-6387-1771>

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

- Applications for motor trade uses including car storage will not be acceptable.
- Please note applicants will be required to provide 3 years business accounts.
- New businesses will be required to provide a business plan
- Rent deposits may be requested
- Personal guarantees may be required

Please enquire for further information

For viewing, please contact;

Lisa Throupe 01535 600097/07966 300501

lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617

ejr@hayfieldrobinson.co.uk

