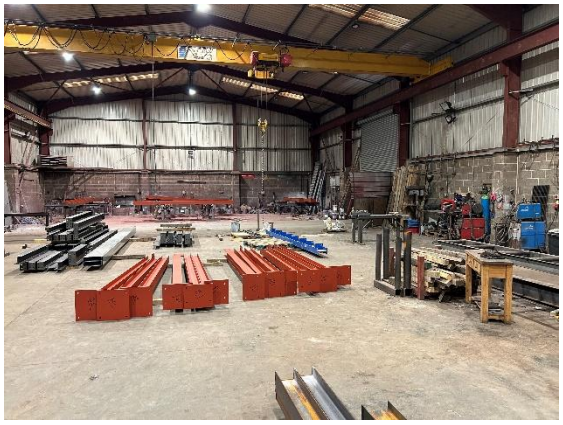
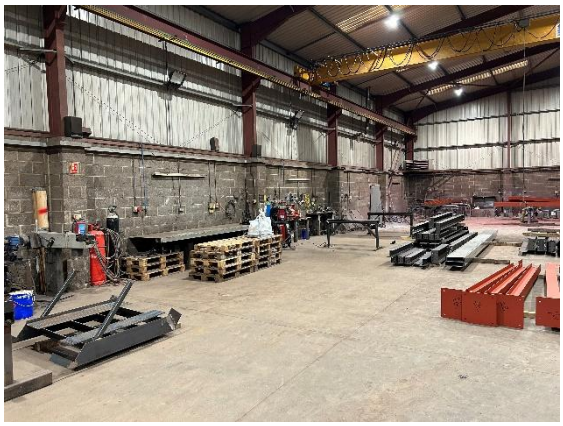
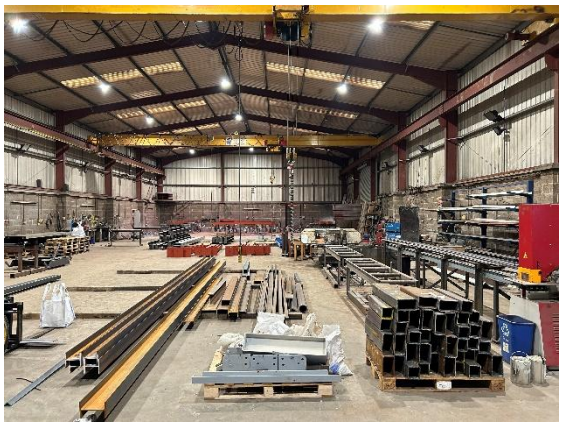
Aireside House
Royd Ings Avenue
Keighley
BD21 4BZ
01535 600097

Hayfield Robinson™ PROPERTY CONSULTANTS

TO LET

Predominantly Single Storey Open Plan Works/Warehouse Unit Extending to approximately 14,500 sqft (1,347 sqm)

GUIDE RENT - £65,000 PER ANNUM EXCLUSIVE

- **Spacious single storey open plan accommodation**
- **Two overhead travelling cranes**
- **Parking**
- **Two roller shutter loading doors**
- **Established commercial location having good access to all local amenities**
- **Available March 2027**

UNIT M AIREDALE TRADING PARK,
CROSS HILLS, KEIGHLEY, BD20 7DS

UNIT M, AIREDALE TRADING PARK, CROSS HILLS, KEIGHLEY, BD20 7DS

Location

Airedale Trading Park is well situated adjacent to the Aire Valley trunk road midway between Keighley and Skipton. Bradford and Leeds are readily accessible by road. The M65 is approximately 8 miles to the west providing onward access to the M61, M6 and M60.

Description

Single storey unit with 2 roller shutter loading doors, office and wc facilities. Leanto offering external storage/parking

Accommodation

Internal

Ground Floor

Works/warehouse accommodation with two loading doors.

First Floor

Two additional offices

14,500 sqft 1,347 sqm (approximately)

External

Parking and leanto offering storage and parking

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: £58,500
Uniform Business Rate for 2026/2027: £0.480

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 0300 131 2131

Terms

The property is available to let for a period of years to be agreed.

Guide Rent

£65,000 per annum exclusive

VAT

There is no VAT payable on the rent.

EPC

EPC commissioned

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

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.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.

Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representaion (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.