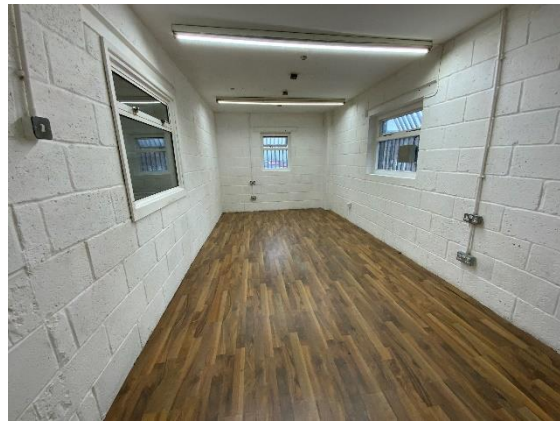


Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 60097



TO LET

Works/Warehouse Accommodation
With Service Yard/Parking
Extending to approximately 4,900 sqft (455 sqm)



GUIDE RENT - £30,000 PER ANNUM EXCLUSIVE

- **Spacious open plan accommodation**
- **Private parking area**
- **Established commercial location having good access to all local amenities**
- **Suitable for a variety of commercial uses**

**UNIT 3 PROGRESS WORKS, PARKWOOD STREET, KEIGHLEY,
WEST YORKSHIRE, BD21 4NX**

UNIT 3 PROGRESS WORKS, PARKWOOD STREET, KEIGHLEY, WEST YORKSHIRE, BD21 4NX

Location

The subject property is situated on Parkwood Street, lying within an established industrial/commercial area of Keighley. The property has excellent access to all local amenities and lies a short distance away from the Aire Valley Trunk Road which offers good access towards Skipton, Bradford and beyond.

Description

Accommodation is planned across ground floor which is of concrete construction. Access is via a roller shutter access door. The accommodation is principally open plan in nature with an eaves height of around 17'. There is a small office element, tea point and wc facility. Externally there is shared access/service yard. Private immediate yard and car parking amenity.

Accommodation

Ground Floor

High bay open plan works/warehouse accommodation with offices.

4,900 sqft 455 sqm

External

Shared access/service yard. Private immediate yard and car parking amenity.

Services

We understand that all main services are 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.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Workshop & Premises
Rateable Value: £25,250
Uniform Business Rate for 2024/2025: £0.499

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

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

£30,000 per annum exclusive

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/1664-4625-9710-0152-6292>

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

Lisa Throupe at our Keighley Office
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.

