

Superb Modern Industrial Warehouse Premises

To Let



Unit 2, Marrtree Business Park, Ryefield Way, off Belton Road, Silsden, Keighley
BD20 0EE

731.4699a (1242668)



Unit 2, Marrtree Business Park

Ryefield Way, off Belton Road, Silsden, Keighley, BD20 0EE



Agreement

To Let



Detail

Industrial



Rent

On application



Size

364sq m (3,915sq ft)



Location

Keighley, BD20 0EE



Property ID

731.4699a (1242668)

For Viewing & All Other Enquiries Please Contact:

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Property

Marrtree Business Park offers superb quality, modern built premises constructed out of steel portal frame with a profiled metal sheet clad roof, incorporating roof lights.

The estate is set in an attractive parkland setting and the unit benefits from an eaves height of circa 5.5m, electrically operated loading doors, concrete flooring throughout and quality office/reception areas. All mains services are available, including three phase electric.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	364	3,915

Energy Performance Certificate

An EPC has been commissioned.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Bradford Council
Description: Workshop and Premises
Rateable value: £30,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates – GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new effective Full Repairing and Insuring lease, for a term to be agreed.

Rent

Rental on application.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

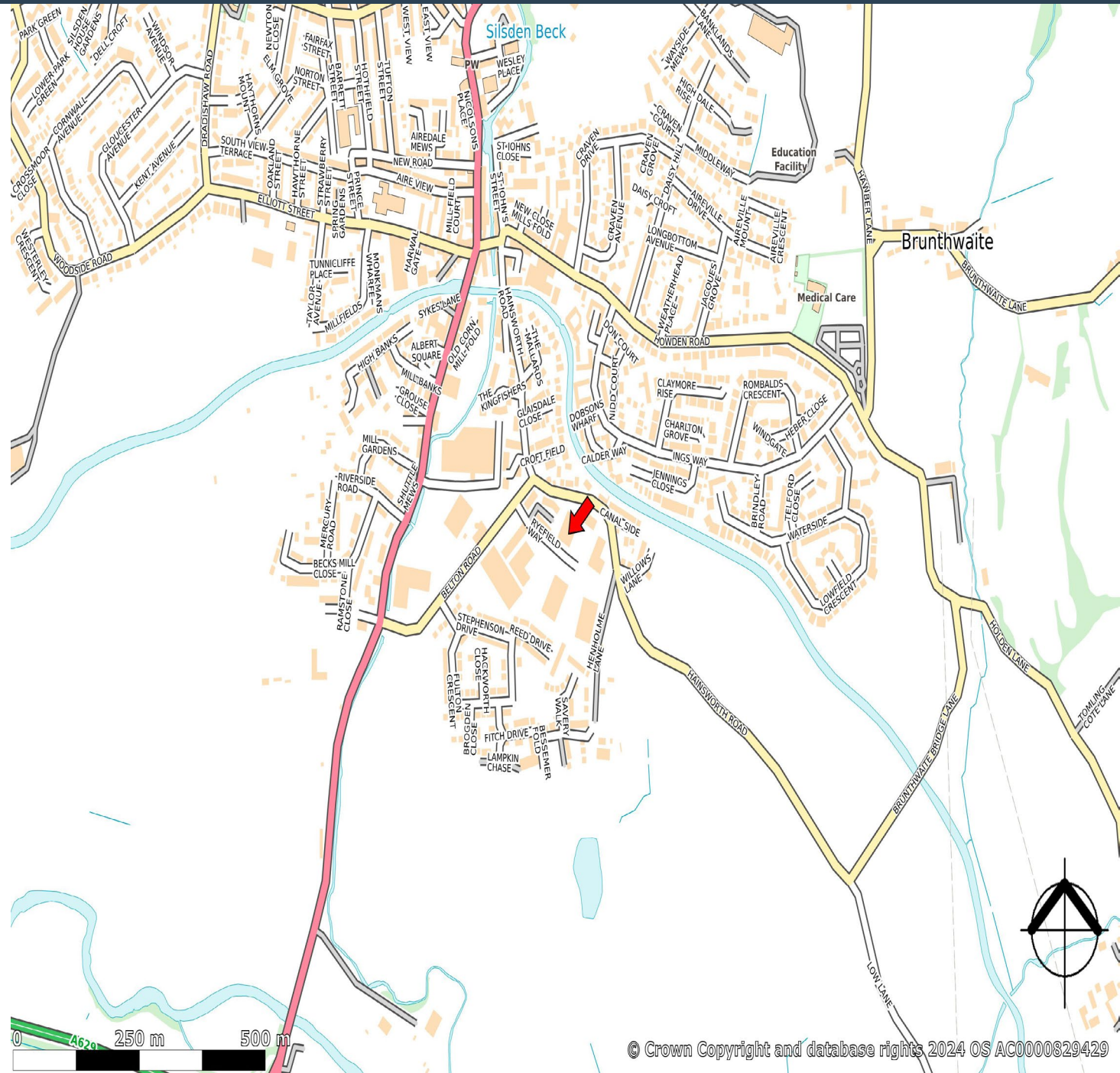
Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Marrtree Business Park is located just off Belton Road, thereby enjoying excellent road communications with the Aire Valley trunk road (A650) which provides connections to Skipton, Keighley and Bradford.

The major conurbations of Leeds and Bradford are easily accessible, and the M65 at Colne is approximately 8 miles to the west giving direct access to the commercial centres of Lancashire. Steeton railway station is close by which allows direct rail links to Leeds and onwards to the national rail network.





Google Maps