



**ROYD INGS AVENUE
KEIGHLEY
BD21 3LG**



TO LET

**Industrial Unit of 1,647.97 sq. m. (17,739 sq. ft.)
With Storage Yard**

RENTAL - £60,000 Per Annum Exclusive

INDUSTRIAL UNIT – ROYD INGS WAY, KEIGHLEY, BD21 3LG

LOCATION

The property is located on Royd Ings Avenue forming part of the principle industrial estate in Keighley. The unit occupies an excellent strategic position with the A629 Aire Valley Trunk Road close by providing direct access to Skipton and beyond. In addition, the A650 provides easy access to Bradford situated 8 miles to the south-east and Leeds approximately 20 miles to the east. Keighley Train Station is situated approximately ¾ mile away providing regular services to Bradford, Leeds and Skipton.

DESCRIPTION

The property consists of a steel portal frame industrial unit extending to approximately 1,647.97 sq. m. (17,739 sq. ft.). The unit is predominantly open plan with an eaves height of 6 metres (19' 8") and benefits from 8 x roller shutter loading doors. In addition, the property benefits from a crane beam which may be recommissioned if required. There is also a reinforced mezzanine storage area which can be retained or removed to suit an ingoing tenant.

The unit is situated with a shared fenced and gated compound with parking directly in front of the unit along with a dedicated storage yard.

RATING ASSESSMENT

The property will require re-assessment upon occupation.

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

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 to the current rates liability.

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only rent reviews.

RENTAL

£60,000 Per Annum Exclusive

VAT

All prices and rentals quotes are exclusive of any VAT liability – if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance (EPC) Rating for the property is:-

D - 88

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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