



**Aire Valley Business Centre
Lawkholme Lane
Keighley, BD21 3BB**



TO LET

**Ground, First & Second Floor
Warehouse/Industrial Accommodation
From Approximately 515.43 sqm (5,548 sqft)**

RENTAL: £2 Per Square Foot Exclusive

Aire Valley Business Centre, Lawkholme Lane, Keighley, BD21 3BB

LOCATION

Aire Valley Business Centre is situated on the fringe of Keighley Town Centre fronting Lawkholme Lane and offers good communication links via the A650 providing easy access to Bradford, situated approximately 8 miles to the south-east and Skipton, approximately 10 miles to the north. Keighley Train Station is also situated a few hundred metres away, providing regular services to Bradford, Leeds and Skipton.

The surrounding area is generally mixed use with a number of other industrial and retail occupiers close-by.

DESCRIPTION

Aire Valley Business Centre comprises a large former mill complex formerly occupied by Peter Blacks, which now offers a variety of industrial and office accommodation.

The site offers off road parking and loading facilities and benefits from 24 hour manned on-site security.

ACCOMMODATION

There are currently a number of industrial units available that may be suitable for a variety of uses, subject to planning consent being obtained.

Please see attached Schedule for current availability.

RATING ASSESSMENT

Each of the units will require reassessment upon occupation.

LEASE

Each of the units are available to let under the terms of an effective full repairing and insuring lease for a term to be agreed.

RENTAL

Please see attached Schedule.

SERVICE CHARGE

A service charge will be levied in respect of maintenance and upkeep of communal areas within the estate.

ENERGY PERFORMANCE CERTIFICATE

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

E - 110

LEGAL COSTS

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

VAT

VAT to be charged at the prevailing rate – if applicable.

VIEWING

Strictly by prior appointment with the joint letting agents:-

Mark Brearley & Company – Tel: 01274 595999
Email: enquiries@markbrearley.co.uk
Web Site: www.markbrearley.co.uk

Carter Towler – Tel: 0113 245 1447
Email: enquiries@cartertowler.co.uk
Website: www.cartertowler.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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