



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



**TO LET**

**Ground, First, Second & Third Floor  
Office Accommodation**

**From Approx. 8.35 sqm (90 sqft) to 204.38 sqm (2,200 sqft)**

**RENTAL: £8 Per Square Foot (Including Service Charge)**

# 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 various office suites available from 8.35 square metres (90 square feet) to 204.38 square metres (2,200 square feet) with shared kitchen and WC facilities. The suites themselves have full carpeting and central heating.

Please see attached Schedule for current availability.

## SERVICES

The property benefits from the provision of all mains services with space heating provided via pressed steel radiators. The provision of both heating and lighting is included within the rentals quoted, in addition to the maintenance and repair of external and internal communal areas, including WC and kitchen facilities.

The tenants will be responsible for the cost of running and installing their own telecommunications equipment and broadband connection.

## BUSINESS RATES

Each of the office suites will require reassessment upon occupation for rating purposes.

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

## TERMS

The suites are available on new short or long term flexible agreements, the quoting rentals being inclusive of the service charge.

## RENTAL

Please see attached Schedule for quoting rents.

## VAT

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

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

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

E - 110

## VIEWING

Strictly by prior appointment with the joint letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

**Carter Towler – Tel: 0113 245 1447**

**Email: [enquiries@cartertowler.co.uk](mailto:enquiries@cartertowler.co.uk)**

**Website: [www.cartertowler.co.uk](http://www.cartertowler.co.uk)**

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MISREPRESENTATION ACT 1967: These particulars shall not form part of any contract and the 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 whatsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049

## **OFFICE - AVAILABILITY SCHEDULE**

**Aire Valley Business Centre**  
**Lawholme Lane**  
**Keighley**  
**BD21 3BB**

<b>GROUND FLOOR</b>	
<b>SUITE</b>	<b>SIZE</b>
1A	191.36 sqm (2,060 sqft)
10A - UNDER OFFER	26.99 sqm (291 sqft)
10I	10.21 sqm (110 sqft)
10J	10.38 sqm (112 sqft)

<b>FIRST FLOOR</b>	
<b>SUITE</b>	<b>SIZE</b>
11A	38.03 sqm (409 sqft)
11B	71.05 sqm (765 sqft)
11C	22.41 sqm (241 sqft)
11D	109.76 sqm (1,181 sqft)
11E/11F	75.29 sqm (810 sqft)
11H	20.96 sqm (226 sqft)
11I	10.45 sqm (112 sqft)
11J	14.95 sqm (161 sqft)
14	47.81 sqm (515 sqft)
14B	84.96 sqm (915 sqft)
14D	59.67 sqm (642 sqft)
14E	85.37 sqm (919 sqft)
14G	75.16 sqm (809 sqft)

14I	85.39 sqm (629 sqft)
14J	28.10 sqm (302 sqft)
14K	20.90 sqm (225 sqft)
14L	16.42 sqm (177 sqft)

SECOND FLOOR	
SUITE	SIZE
12A	30.42 sqm (327 sqft)
12B	24.60 sqm (265 sqft)
12D	117.01 sqm (1,260 sqft)
22B	204.38 sqm (2,200 sqft)
23A	52.03 sqm (560 sqft)
23B	98.48 sqm (1,060 sqft)

THIRD FLOOR	
SUITE	SIZE
13	117.49 sqm (1,265 sqft)

**Rental: £8 per square foot (inclusive of service charge)**