



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



TO LET

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

From Approx. 16.44 sqm (177 sqft) to 257.90 sqm (2,776 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 16.44 square metres (177 square feet) to 257.9 square metres (2,776 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

Web Site: www.markbrearley.co.uk

Carter Towler – Tel: 0113 245 1447

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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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