



# Refurbished Industrial/Warehouse Unit to Let

Units 26 & 27, Castlefields Industrial Estate, Bingley, BD16 2AG

**12,209 ft<sup>2</sup> (1,134 m<sup>2</sup>)**

## Overview

- Modern industrial unit / warehouse
- Eaves height of 6.5m to underside of haunch
- Allocated parking provided
- Located directly adjacent to A650
- Secure yard area
- Much improved and popular estate





## Location

The premises are situated on an established industrial estate just off the A650, strategically located 200m from Crossflatts train station. The property can be accessed via Keighley Road which leads directly onto Castlefields Lane.

### Approximate drive times

Location	Time
Bradford	25 minutes
Leeds	50 minutes
Keighley	15 minutes
M606	35 minutes
M65	40 minutes



## Description

This newly refurbished property comprises an end terraced, steel portal framed unit. A lofty internal warehouse benefits from two electric roller shutter doors, upgraded LED lighting and two-storey ancillary accommodation which incorporates; WCs, a canteen and a small office. Externally the property has parking and a secure yard area with small canopy.

## Terms

The property is available on a leasehold basis by way of a new fully repairing and insuring lease for a term to be agreed. Rent available on application.

## Accommodation

The accommodation is measured on a gross internal floor area basis as follows:

Floor	Description	Area ft <sup>2</sup> /unit	Area m <sup>2</sup> /unit
Ground	Warehouse	11,951	1,110.04
Ground	Office	129	11.98
First	Office	129	11.98

## Legal Costs

Each party is to be responsible for their own legal fees incurred in connection with the completion of any transaction.

## Energy Performance Certificate

A full copy of the Energy Performance Certificate is available upon application.

## Rateable Value

All enquiries should be directed to the local rating authority, Bradford Metropolitan City Council, which can be contacted on; 01274 437744.

## Viewing

By prior appointment through the sole agent, Atkinson Associates as per below;

Mike Atkinson; mike@atkinsonassoc.co.uk  
 07714 896045

Rory Stead; rory@atkinsonassoc.co.uk  
 07773 173023



River House, Wharfebank Mills, Otley, LS21 3JP



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Particulars dated 30<sup>th</sup> of October.