



TO LET / FOR SALE

Industrial / trade counter unit

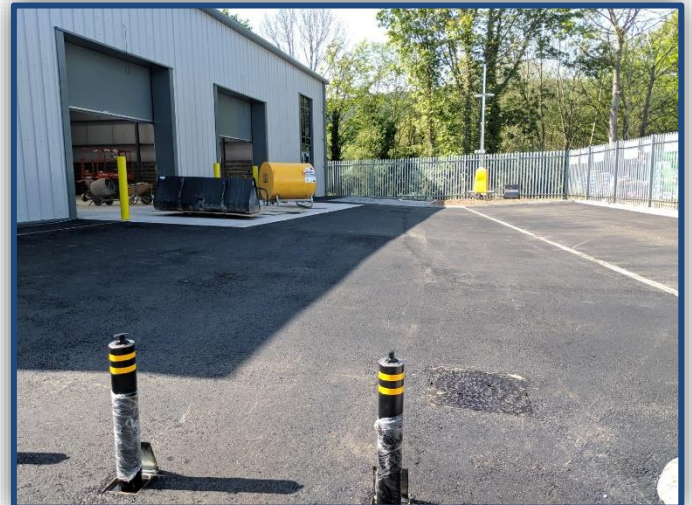
Castlefields Trade Park, Bingley, BD16 2AG
2,500 ft² (232.25 m²)

Overview

- Modern steel frame construction.
- Prominent location at the head of Castlefields Industrial Estate.
- Directly adjacent to A650.
- Much improved and popular estate.
- Short walk to Crossflatts train station.
- Available February 2019.



Pictures show unit currently under construction





Location

The premises are situated on an established industrial estate just off the A650, strategically located at the front of the estate 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

Castlefields Trade Park consists of three, 5,000 ft² units with contemporary steel cladding and double pitched roof. The unit also contains a disabled WC, electrically operated roller shutter door, external car park, yard area and 20% roof lighting.

Enquiries are being taken for - 1x2,500 ft² unit.

Terms

The property is available on a freehold basis or by way of a new lease for a term to be agreed. Details of quoting rent are available on request.

Accommodation

Unit 1 – Let to Screwfix Direct Ltd.

Unit 2 – Let to Duftons Plumbers Merchants.

Unit 3 – Available May 2019.

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

Rory Stead;  rory@atkinsonassoc.co.uk



River House, Wharfebank Mills, Otley, LS21 3JP



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Particulars dated 12th of February 2019.