

Industrial/Warehouse Unit To Let

615.52 sq m (6,625 sq ft)



- Modern industrial/warehouse unit
- Secure, well managed site
- Ample car parking/turning areas
- Easy access to Keighley Centre & A650
- Ground floor reception & WC
- First floor offices/kitchenette

Unit 2D, Acre Park, Dalton Lane, Keighley,
BD21 4JH

First Floor, 35 The Grove, Ilkley, LS29 9NJ
Email: mike@atkinsonassoc.co.uk

Location

Acre Park is located close to the A650 Aire Valley Road off the Marley Roundabout.

| | Distance (Miles) | Drive Time |
|------------------------|------------------|------------|
| Keighley (Town Centre) | 1 | 5 Mins |
| Bradford (M606) | 11.5 | 30 Mins |
| Skipton | 10 | 20 Mins |
| Colne (M65) | 15.5 | 35 Mins |

Description

The property is a modern steel portal framed industrial/warehouse unit with an electric roller shutter door and pedestrian access to the front elevation.

Internally the unit features:-

- Electric roller shutter door
- Circa 5m eaves
- High quality offices and meeting room
- Car parking

Accommodation

| | SqFt | SqM |
|---|-------------|---------------|
| Ground Floor - (warehouse, WC, offices and work office) | 5,744 | 533.63 |
| First Floor - (offices, meeting room, kitchen/canteen) | 881 | 81.89 |
| TOTAL | 6625 | 615.52 |

Services

The unit has the benefit of gas, water and electricity. All services are sub-metered from the Landlord's main incoming supply.

Rateable Value

According to the VOA website the current rateable value for Unit 2D is £29,750.

All interested parties are advised to check with the Local Authority as to their precise rates liability.

Terms

The property is available by way of a full repairing lease for a minimum term of 3 years.

Rent

£34,500 per annum. A deposit will also be payable.

Service Charge

An estate service charge is payable in relation to security and the maintenance, repair and administration of the common parts.

Insurance

The Landlord will arrange buildings insurance which will be recharged to the tenant.

VAT

All prices/rents quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs.

EPC

Available on request.

Viewing

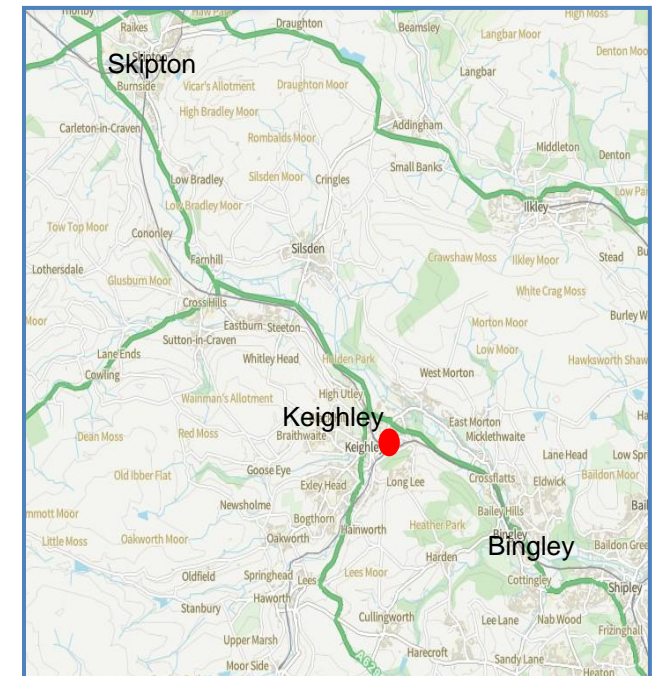
With sole agents **Atkinson Associates**

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| Rev | Comments | Date |
|-----|--|--|
| | Acre Products Limited Acre Park Dalton Lane Keighley West Yorkshire BD21 4JH | Acre Park, BD21 4JH Site Plan 1 Scale A4 : 1:1250 Date:- 15/03/2023 Drawn By:- D Smallwood Drg.No:- Site Plan |



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