



- Secure fenced area
- Container storage
- Flexible leases
- Ideal for building trade
- Close to A650 Ings Road
- 24/7 access to the site

Middleton Works, Lawkholme Lane,  
Keighley, BD21 3HB

First Floor, 35 The Grove, Ilkley, LS29 9NJ  
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## Location

Located half a mile from the centre of Keighley just off Hard Ings Road and a short drive up Lawkholme lane Middleton Works has excellent transport links- the A650 and the A629 towards Skipton are close by. Keighley train station is a 10-minute walk. Located in proximity to respected businesses such as Howdens, Dulux and the Keighley retail park.

	Distance	Drive Times
Keighley	0.5 miles	2 mins
Skipton	9 miles	20 mins
M65 Colne	13 miles	30 mins
M606	17 miles	40 mins

## Description

Each yard is separated by a secure gated fence together with container storage. 24hr access is available to the site 7 days a week.

## Terms

Flexible all-inclusive lease terms.

## VAT

All prices/rents quoted are exclusive of VAT which may be chargeable .

## Rent

Unit	Rent Per Annum
7 – <b>Terms Agreed</b>	£1660
8 – <b>Terms Agreed</b>	£2860
9 – <b>Terms Agreed</b>	£4660
10 – <b>Terms Agreed</b>	£3940
12 – <b>Under Offer</b>	£1900 without storage £2500 with small storage

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing

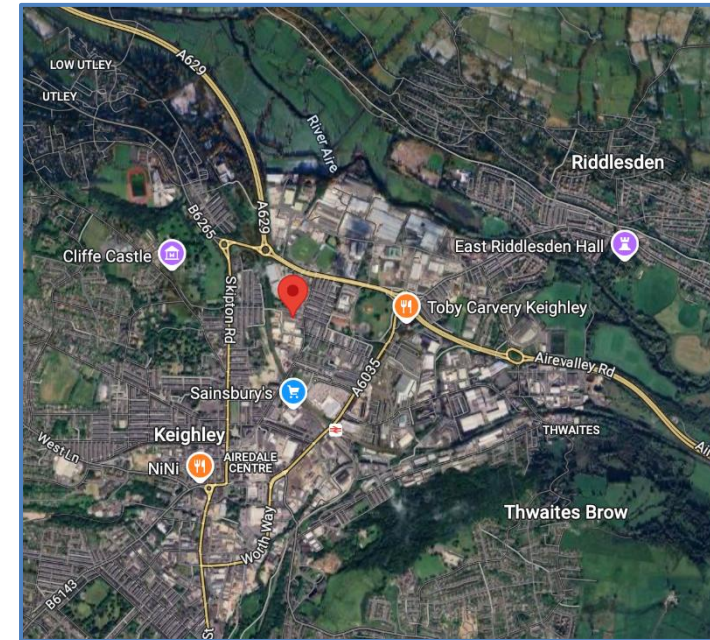
With sole agents **Atkinson Associates**  
**By appointment only**

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