

- **PRICE REDUCED**
- Rare freehold opportunity
- Ample turning/loading areas
- High profile location
- Internal offices/canteen
- Modern steel portal frame construction



Habegger House, Keighley Road, Silsden, West
Yorkshire, BD20 0EA

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

Habegger House shares an access with an Aldi foodstore off Keighley Road, Silsden. The A629 Aire Valley trunk road is less than 1 mile away giving good access along the Aire Valley corridor.

Steeton and Silsden train station is an approximately 15 minute walk.

Location	Drive Time
Keighley	9 mins
Bradford	30 mins
Leeds	55 mins
Skipton	15 mins
M65	45 mins

Description

The property comprises a modern detached, 2 bay, clear span steel portal frame industrial unit with brick elevations and insulated roof.

There are offices and wc's in 3 locations with a canteen and works office at the main pedestrian entrance.

Externally the unit has loading facilities to 3 elevations with ample external loading, turning and parking areas. An attractive landscaped area softens the front elevation.

Accommodation

The property has a gross internal area of approximately 63,782 ft² incorporating approximately 3,800 ft² of office space (some of the office space requires refurbishment).

Services

We understand that all mains services are connected.

Rateable Value

We understand that from 1st April 2026 the rateable value is £234,000.

We advise that all interested parties contact the local authority for confirmation.

EPC

Available on request.

Terms

The property is available on a freehold basis. Offers in excess of £3,000,000 (Three million pounds).

VAT

The price quoted is excluding VAT which is chargeable.

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers where required.



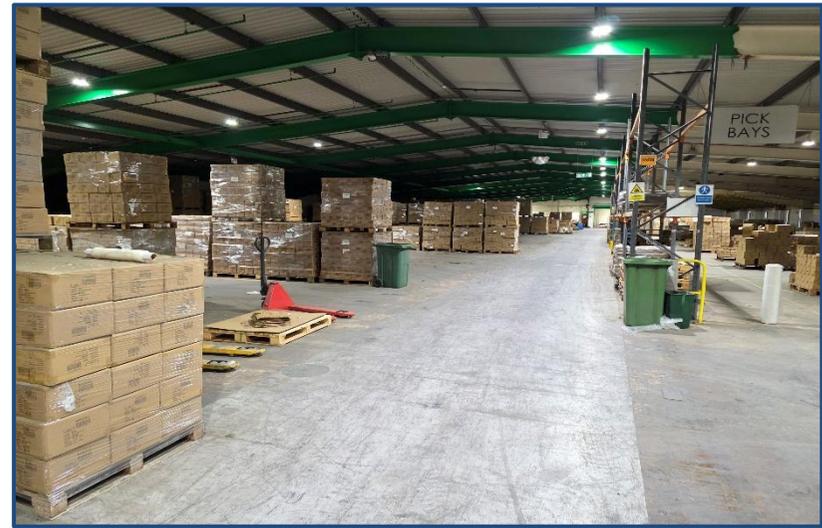
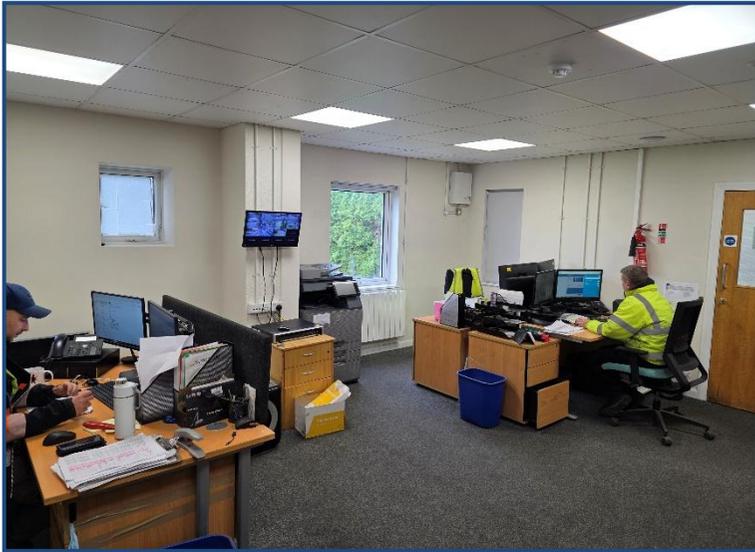
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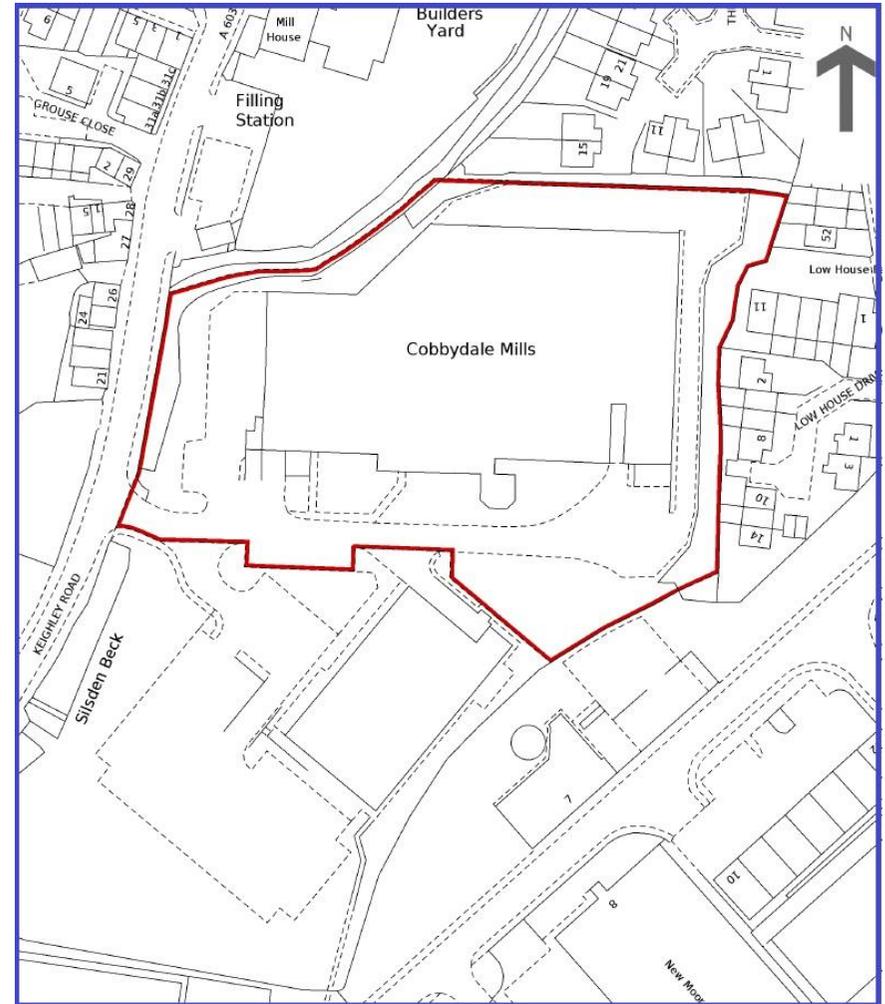
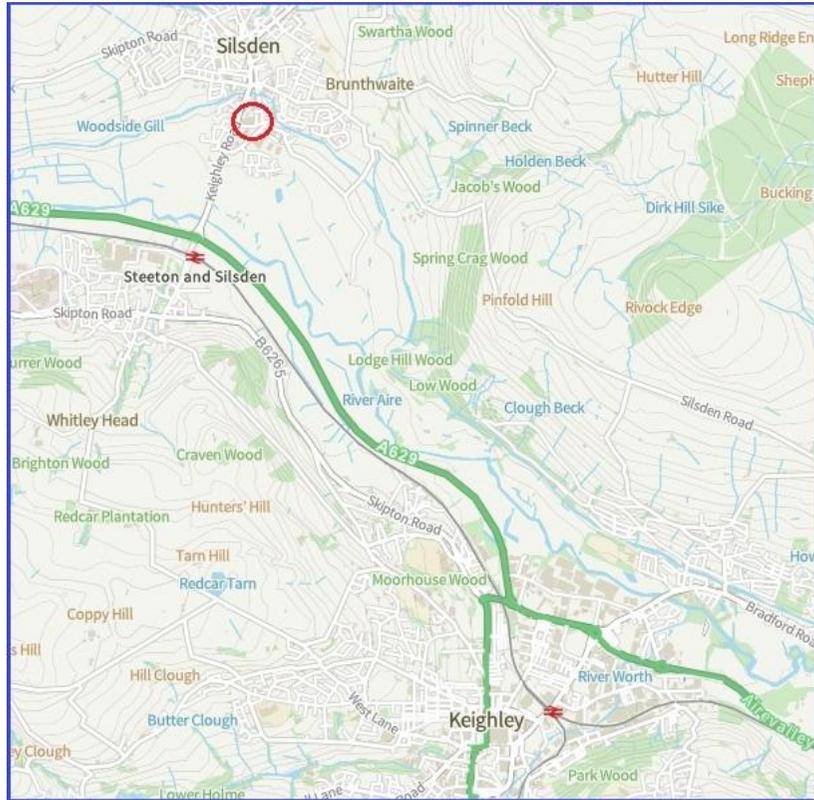
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