



- Excellent recently refurbished warehouse unit
- Good quality offices
- Situated on a popular and established industrial estate
- Prominent position
- Good yard area

Unit J, Castlefields Industrial Estate,
Bingley, BD16 2AG

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

The premises are situated on Castlefields Industrial Estate, off the A650. The estate has undergone a transformation in recent years. A refurbishment program has rejuvenated much of the existing stock and the entrance to the estate is now a successful business park for many local and regional businesses including Screwfix and Duftons Plumbers Merchants.

The Aire Valley Road provides transport links to Keighley to the north west and Bingley/Shipley to the south east. Crossflatts Train Station is strategically located 200m to the south providing regular daily services on the Airedale Line, 14.5 miles north west of Leeds and 6.5 miles north west of Bradford Forster Square.

	Approx Drive Times
Bradford	25 mins
Leeds	50 mins
Keighley	10 mins

Description

The property comprises a modern steel portal frame warehouse with concrete flooring, translucent roof lights and additional high-bay lighting. The unit benefits from gas central heating, an intruder alarm and a fire alarm. It is prominently positioned towards the head of the estate and offers good frontage to the main estate road.

Accommodation

Measured by Gross Internal Area (GIA)

	Sq M	Sq Ft
Ground floor - warehouse	475.86	5,123
Ground floor - Ancillary/Stores	80.40	865
First floor – Offices	80.40	865
TOTAL	636.66	6,853

Rateable Value

We understand that the current rateable value is £41,250 (1st April 2026 to present).

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

EPC

Available on request.

Terms

Quoting rent £43,000 per annum exclusive. The property is available on a leasehold basis by way of a new full repairing and insuring lease for a term to be agreed.

VAT

Rents are quoted exclusive of VAT which is payable.

Anti Money Laundering Regulations

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



Viewing - By prior appointment with the joint agents

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