

**TO LET**  
**MODERN WAREHOUSE UNIT**  
**WITH SECURE YARD AREA**



**UNIT 4 DEAL STREET**  
**KEIGHLEY**  
**BD21 4LA**

**MODERN UNIT PROVIDING 325.99m<sup>2</sup> (3,509ft<sup>2</sup>)**

**ESTABLISHED INDUSTRIAL AREA**

## LOCATION

The subject property is conveniently located in the established and popular Dalton Lane area of Keighley with easy access to the Aire Valley Trunk Road providing excellent communication links.

## DESCRIPTION

The property comprises of a modern steel portal frame warehouse unit under a dual pitch roof with profile clad elevations and has a minimum eaves height of 6m. The unit is accessed via an electrically operated roller shutter door as well as an additional personnel door. Internally there is a Kitchen and WC facility. Externally the unit benefits from a substantial tarmac yard area which is palisade fenced on all sides and has excellent lighting provision. The yard also incorporates a raised concrete wash down area.

## ACCOMMODATION

(All measurements are approximate and given on a Gross Internal basis in accordance with the RICS Code of Measuring Practice)

Warehouse:	309.90m <sup>2</sup>	(3,336ft <sup>2</sup> )
Kitchen & WC	16.09m <sup>2</sup>	(173ft <sup>2</sup> )

Substantial External Yard area.

## SERVICES

We understand that the premises benefit from all mains services. Heating is via a gas fired hot air blower.

## LEASE

The premises are available by way of an assignment of the existing lease which is for a term of 5 years from 28<sup>th</sup> April 2005. Alternatively a new longer lease could be available directly from the landlord subject to status and agreement of new terms.

## RENT

The current passing rent is £16,000 per annum exclusive of all outgoings and VAT (if applicable) at the prevailing rate, payable quarterly in advance.

## BUSINESS RATES

We understand that the current Rateable Value for the premises is £17,000. Parties should however make their own enquiries of the Local Billing Authority which in this instance is Bradford.

## LEGAL COSTS

Each party is to be responsible for their own costs incurred with this transaction.

## VIEWING

Viewing is strictly by appointment through the Sole Agents:

**Chris Herron - 01609 770677**

**ch@andersonmckenzie.co.uk**