

# TO LET



## A Modern Industrial/Warehouse Unit

2,011 SQ FT (186.83m<sup>2</sup>)

Pooly Park Industrial Estate, Lorne Street & Fruit Street,  
off Dalton Lane, Worth Village, Keighley, BD21 4NY



### Modern Industrial/Warehouse Unit providing:

- 3-Phase Electricity
- Gas and Water
- Separate Office
- Electric Up and Over Door

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### Location

The Pooly Park Industrial Estate is a modern industrial estate located just off the main Worth Village roundabout off the A650 Aire Valley trunk road. The Estate is located within the main Dalton Lane industrial area which is approximately half a mile to the east of Keighley Town Centre. The estate offers excellent access to the major towns in the vicinity with Bradford being 9 miles to the south east and Skipton 10 miles to the north west.

### Description

Unit 2 is formed in a terrace of modern steel portal frame constructed units complete with a communal access yard and parking area. The estate is approximately 10 years old and benefits from a modern construction complete with 3-phase electricity supply, gas connection and separate water supplies, all metered.

The unit also benefits from a fully automated up and over main door complete with a working eaves height of 5m.

### Accommodation

Unit 2 comprises a large workshop/industrial area complete with separate office and disabled WC. The unit has been measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition and provides the following gross internal areas:

Warehouse: 1,882 sq ft (174.83m<sup>2</sup>)  
Office: 129 sq ft (12m<sup>2</sup>)  
**Gross Internal Area: 2,011 sq ft (186.83m<sup>2</sup>)**

### Terms

The premises are available to let at a rent of **£16,000 pa** exclusive. Lease terms are by negotiation. The Tenant will pay a small service charge to cover the cost of common repairs, maintenance and buildings insurance. Further details on request.

### Rating

The unit has the following Rateable Value and approximate rates payable for 2024/2025: -

Unit No.	Rateable Value	Rates Payable pa
Unit 2	£13,250	£6,612

Interested parties are advised to check with the Local Rating Authority for confirmation of the Rateable Value.

Please note that commercial premises with a Rateable value of less than £12,000 may be subject to small business rates relief.

### Energy performance certificate

The unit has been independently assessed and certified as falling within the following band: -

Unit No.	EPC Band
Unit 2	TBA

### Legal costs & vat

The Tenant is to be responsible for the Landlord's legal costs. All prices and rents quoted are exclusive of, but may be subject to, VAT

For further information and viewing arrangements please contact Innova Property Consultant Ltd sole letting agents on the details below:

**Please contact Mike Smith on**

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