



**Aire Valley Business Centre  
Lawholme Lane  
Keighley, BD21 3BB**



**TO LET**

**Extensive Warehouse/Industrial Accommodation  
Approximately 6,189 sq. m. (66,614 sq. ft.)**

**RENTAL: Upon Application**

# Aire Valley Business Centre, Lawkholme Lane, Keighley, BD21 3BB

## LOCATION

Aire Valley Business Centre is situated on the fringe of Keighley Town Centre fronting Lawkholme Lane and offers good communication links via the A650 providing easy access to Bradford, situated approximately 8 miles to the south-east and Skipton, approximately 10 miles to the north. Keighley Train Station is also situated a few hundred metres away, providing regular services to Bradford, Leeds and Skipton.

The surrounding area is generally mixed use with a number of other industrial and retail occupiers close-by.

## DESCRIPTION

Aire Valley Business Centre comprises a large former mill complex formerly occupied by Peter Blacks, which now offers a variety of industrial and office accommodation.

The site offers off road parking and loading facilities and benefits from 24 hour manned on-site security.

## ACCOMMODATION

The property comprises substantial warehouse facility at ground floor level extending to 3,535 sq. m. (38,046 sq. ft.) and benefits from 6 loading bays accessed from a service yard to the front elevation. In addition, further warehouse accommodation is available to the basement extending to 2,654 sq. m. (28,868 sq. ft.) with the benefit of 1 loading bay, again accessed from a service yard.

## RATING ASSESSMENT

Each of the units will require reassessment upon occupation.

## LEASE

The property is available to let under the terms of an effective full repairing and insuring lease for a term to be agreed.

## RENTAL

Upon application

## SERVICE CHARGE

A service charge will be levied in respect of maintenance and upkeep of communal areas within the estate.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

E - 110

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT to be charged at the prevailing rate – if applicable.

## VIEWING

Strictly by prior appointment with the joint letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)

Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)

**Carter Towler – Tel: 0113 245 1447**

Email: [enquiries@cartertowler.co.uk](mailto:enquiries@cartertowler.co.uk)

Website: [www.cartertowler.co.uk](http://www.cartertowler.co.uk)

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13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049