

# Bingley

## Unit 13 & 14

### Castlefields Trading Estate

### Castlefields Road

### West Yorkshire

### BD16 2AF

- **Freehold Industrial Investment**
- Well located in an established industrial park
- Two interconnecting units
- Entirely let until 2023
- Warehouse totalling 925.30 sq m (9,960 sq ft)
- Current Rent Reserved  
**£34,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Freehold.

#### Location

Bingley, with a population of approximately 20,000, is a busy market town in Brontë Country, situated in the Aire Valley 6 miles north-west of Bradford and 3 miles east of Keighley on the A650. The town is located close to the Yorkshire Dales and the major cities of Leeds and Bradford. Leeds International Airport is 8 miles to the east and the town has excellent rail services to Leeds and Manchester.

The property is situated in the established Castlefields Trading Estate, on the north side of Castlefields Road. The property is a short distance from the A650 and Crossflatts Rail Station. Occupiers close by include Tool Central, Yorkshire Envelopes, Goose Eye Brewery and a number of local traders.

#### Description

The property comprises two interconnecting units, arranged on ground and first floor to provide an industrial unit on the ground floor with offices on the first floor on a 0.254 hectare (0.627 acre) site.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>925.30 sq m</b>	<b>(9,960 sq ft)</b>
<b>(minimum eaves height 4.75m)</b>		
<b>First Floor Office</b>	<b>81.50 sq m</b>	<b>(877 sq ft)</b>

#### Tenancy

The entire property is at present let to WILDACRE COSMETICS LIMITED for a term of 6 years from 16th April 2017 at a current rent of £34,000 per annum. A £7,680 rent deposit is held. The lease contains full repairing and insuring covenants subject to a schedule of condition.

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** P Gorman Esq, Ingram Winter Green. Tel: 0207 845 7400 e-mail: [paulgorman@iwg.co.uk](mailto:paulgorman@iwg.co.uk)

**Joint Auctioneer** M Atkinson Esq, Atkinson Associates. Tel: 0113 244 3242 e-mail: [mike@atkinsonassoc.co.uk](mailto:mike@atkinsonassoc.co.uk)