



**Units 10 and 11, Castlefields Industrial Estate
Bingley
BD16 2AB**

- Modern industrial units with ground floor of **630.4 sq m (6786 sq ft)** - Unit 10 available immediately. Unit 11 may be available and extends to **824.1 sq m (8871 sq ft)**.
- Situated on the popular Castlefields Industrial Estate with excellent main road network - Aire Valley Road (A650), Keighley Road (B6265) etc.
- Rent: **£50,000 pax** (Unit 10); **£48,500 pax** (Unit 11)

SITUATION

Castlefields Industrial Estate occupies a central location with immediate access to Bingley Town Centre to the South and Keighley to the West with excellent access to the Aire Valley region provided by Sir Fred Hoyle Way / Aire Valley Road (A650) and Keighley Road (B6265).

A wide array of amenities are available closeby, with the Estate being favoured by a variety of longstanding occupiers which include Space Productivity, Primeur and Stainless Band.

PROPERTY/ACCOMMODATION

The accommodation comprises a pair of semi-detached industrial / warehouse units being of steel portal framed single bay construction with full height cement rendered elevations and surmounted by a pitched profile sheeted roof.

Internally, the premises benefit from solid concrete floors, blockwork walls and insulated clad ceilings incorporating translucent roof lights.

Both units have eaves height of 13ft 9in - 15 ft 1in, automated roller shutter doors and commercial supplies.

The properties comprise the following accommodation and approximate gross internal floor areas:

	Sq. m.	Sq. ft.
Unit 10		
Ground floor	630.4	6786
Unit 11		
(potentially available)		
Ground floor		
Main warehouse	447.3	4815
Warehouse under mezzanine	153.8	1656
Mezzanine	153.8	1656
Amenity block		
Ground floor	34.6	372
First floor	34.6	372

Outside

Newly laid concrete forecourt serving both units.

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:

Rateable Value: £93,500
Rates Payable (approx.): £51,800

Parties are advised to check with the local Rating Authority as to the precise current rates liability, if the units are separated, they will be assessed on occupation.

RENT

Unit 10— **£50,000 pa**
Unit 11— **£48,500 pa** (subject to availability)
Subject to Lease, plus VAT.

LEASE

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

INVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following links

<https://www.investinbradford.com> or

<https://www.bradford.gov.uk/business/business/>

LEGAL COSTS

The ingoing tenant to be responsible for their own and the landlord's reasonable legal costs in this transaction.

VAT

VAT is chargeable on the rent at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for both units is **B** a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

October 2025



Unit 10 and 11



Unit 10



Unit 10 internal



Unit 11



Unit 11 internal from mezzanine



Unit 11 internal

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