



AVAILABLE
FROM EARLY 2019

NEW A1 RETAIL DEVELOPMENT - UNITS FROM 1,200 TO 20,000 SQ FT



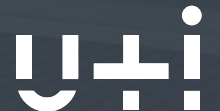
AIRE VALLEY RETAIL PARK

EAST PARADE • KEIGHLEY • BD21 5HX

59,000 SQ FT RETAIL ACCOMMODATION WITH 205 CAR PARKING SPACES

ANOTHER DEVELOPMENT BY

ADJACENT TO KEIGHLEY





KEIGHLEY

Aire Valley Retail Park occupies a prime site within the centre of Keighley, adjacent to Asda, Sainsburys, Morrisons, Aldi and Cavendish Retail Park.

Keighley is a town located within the metropolitan borough of the City of Bradford in West Yorkshire. It is situated 11 miles north west of Bradford.

Keighley is located 5 miles to the west of Bingley, 14 miles east of Colne and 12 miles south of Skipton. The town has a population of circa 70,000 and has a 15 minute drive time population of 180,000 (Source: Focus).

THE SCHEME

The proposed scheme will extend to 59,000 sq ft on the ground floor and there is the potential for first floor mezzanine with 205 customer car spaces, subject to planning.



Worth Way

AIREDALE SHOPPING CENTRE

MARKET

KEIGHLEY BUS STATION

CAVENDISH RETAIL PARK

Sainsbury's

East Parade

Iceland

KEIGHLEY STATION

ASDA



ACCOMMODATION SCHEDULE

UNIT	SQ FT	SQ M	AVAILABILITY
1	11,000	1,022	TO LET
2	10,000	929	TO LET
3	7,500	698	TO LET
4	7,500	698	TO LET
5	1,200	111	TO LET
6	7,500	698	TO LET
7	11,000	1,022	TO LET
8	DRIVE THRU		UNDER OFFER
TOTAL	59,000	5,481	

205 total car parking spaces.

PLANNING

The scheme is subject to a satisfactory planning approval. A new planning application for the scheme will be submitted shortly for the proposed scheme. The site benefits from a previous open A1 retail and leisure approval.



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PRIMARY / FRONT ELEVATION



LEASE / RENT

The units are available to let by way of a new full repairing lease for a term to be agreed. Lease terms of 10 years or more will be preferred. Rental details are available upon request.

TIMESCALE

Anticipated handover will be Q1 2019.

EPC

The proposed units shall be assessed post construction for the purposes of their energy performance rating.

LEGAL COSTS

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

CONTACT

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