

**Bradford Office**  
2 Festival Square  
Little Germany  
Bradford  
BD1 5BD  
01274 398729

**Ilkley Office**  
The Estate Office  
10 Castle Yard  
Ilkley  
LS29 9DT  
01943 968522

**Keighley Office**  
Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

High Quality Commercial/Business Unit with Designated Car Parking  
Spaces suitable for a variety of uses to include  
Trade Counter and Showroom (S.T.P)  
2,360 sqft (219 sqm)



**GUIDE RENT £18,000 PER ANNUM EXCLUSIVE**

- **Internal inspection highly recommended to fully appreciate the quality of accommodation on offer**
- **Outstanding Aire Valley location – close to the A629 dual carriage way**
- **Lease incentives to include rent free periods may be available – please speak to the agents for further details**
- **Specification to include; electrically operated 'up and over' loading door, 3 phase electricity, first floor heating and lighting throughout**
- **An adjoining unit of the exact same size is also available**

**THE CROSSINGS (KNOWN AS UNIT 7), RIPARIAN COURT,  
RIPARIAN WAY, CROSS HILLS, KEIGHLEY, BD20 7BW**

# THE CROSSINGS (KNOWN AS UNIT 7), RIPARIAN COURT, RIPARIAN WAY, CROSS HILLS, KEIGHLEY, BD20 7BW

## Location

The property forms part of Riparian Court which lies within The Crossings Business Park a strategically located business park situated off the Aire Valley Trunk Road, equidistant between Keighley and Skipton. The major conurbations of Leeds and Bradford are easily accessible, giving access to the M606 and M62. The M65 at Colne is approximately to the West and provides access to the M61, M6 and M60.

## Description

The property forms a two storey hybrid style business unit, designed in such a way to accommodate warehouse/assemble uses on the ground floor and potential office/showroom uses on the first floor. The unit has access to private and visitor car parking.

**Internal inspection highly recommended.**

## Accommodation

### Ground Floor

Works/warehouse accommodation with electrically operated 'up and over' loading door. Separate personnel access door to ground floor reception/lobby with staircase to first floor. Toilet facility and kitchenette.

1,180 sqft      109 sqm

### First floor

Open plan accommodation with heating and lighting

1,180 sqft      109 sqm

### External

Private car parking for up to 5 cars. Visitor parking is available close by.

## Rateable Value

The property will need to be assessed for business rate purposes upon occupation.

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on tel: 01756 700600 or [www.cravendc.gov.uk](http://www.cravendc.gov.uk)

## Services

We understand that mains water and electricity are installed. We further understand that the property is connected to the mains drainage system. However we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

## Terms

The property is available to let for a period of years to be agreed.

## Guide Rent

£18,000 per annum exclusive

**Lease incentives to include rent free periods may be available – please speak to the agents.**

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

## Further Information

Lisa Throupe 01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

Ian Hayfield – 07966 336616  
[ijh@hayfieldrobinson.co.uk](mailto:ijh@hayfieldrobinson.co.uk)

Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

**[www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)**

**Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.**

