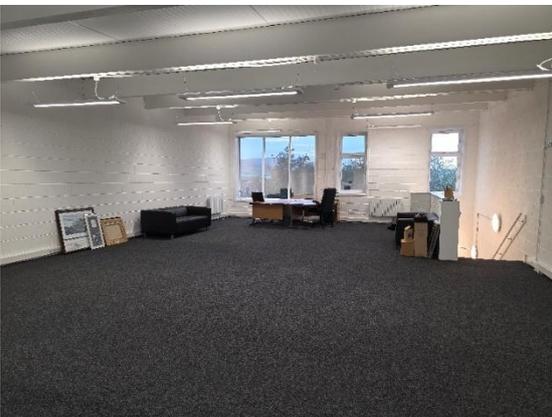
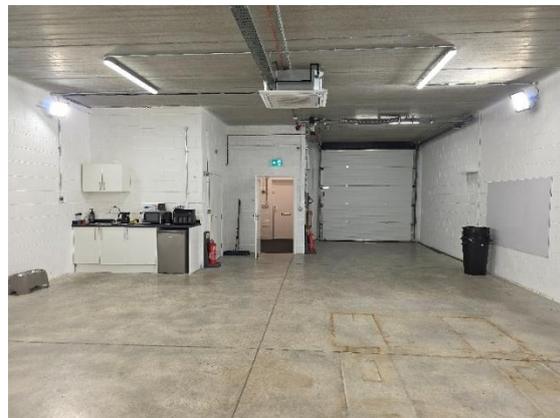


TO LET

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



COMMENCING RENT £18,000 PER ANNUM EXCLUSIVE

- **Outstanding Aire Valley location – close to the A629 dual carriage way**
- **Specification to include; electrically operated ‘up and over’ loading door, 3 phase electricity, first floor heating and lighting throughout, ground floor air conditioning unit**

UNIT 6 THE CROSSINGS (ALSO KNOWN AS UNIT 15), RIPARIAN COURT, RIPARIAN WAY, CROSS HILLS, KEIGHLEY, BD20 7BW

UNIT 6 THE CROSSINGS (ALSO KNOWN AS UNIT 15), 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.

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
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External

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

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Warehouse & Premises
Rateable Value: £13,000
Uniform Business Rate for 2025/2026: £0.499

From April 2026 the Rateable Value will be £19,500

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

A security alarm is installed.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 0300 131 2131.

Terms

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

Guide Rent

Year 1	£18,000 per annum exclusive
Year 2	£20,000 per annum exclusive
Year 3	£22,000 per annum exclusive

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0210-4166-5395-7128-3041>

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where required.

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
Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

