

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Modern High Bay Industrial Accommodation
with Offices and Large yard/Parking
11,171 sqft (1,308 sqm)



£85,000 PER ANNUM EXCLUSIVE

- Outstanding Aire Valley location – adjacent A629 dual carriage way midway between Skipton and Keighley
- Industrial accommodation with offices
- Large service yard/parking area

**UNIT 6 RIPARIAN WAY, CROSSINGS BUSINESS PARK,
CROSS HILLS, KEIGHLEY, BD20 7BW**

UNIT 6 RIPARIAN WAY, CROSSINGS BUSINESS PARK, CROSS HILLS, KEIGHLEY, BD20 7BW

Location

The property is situated on the favored Crossings Business Park, immediately off the Aire Valley Road between Keighley and Skipton. The major conurbations of Leeds and Bradford are readily accessible by road with onward access to the M606 and M62/M1. The M65 at Colne is approximately 10 miles to the West providing onward access to the M61, M6 and M60.

Description

The property comprises a modern industrial unit of steel portal frame construction providing industrial accommodation at ground floor plus office meeting room, wc's and kitchen area. Externally the property includes a sizeable surfaced and gated service yard providing turning loading and car parking.

Accommodation

Ground Floor

Industrial accommodation with electrically operated loading door (13' wide/13'5 high). Eaves height 23'6

10,188 sqft 946 sqm

Separate personnel entrance to reception/office, meeting room, wc's and kitchen area.

983 sqft 91 sqm

External

Surfaced and gated service yard.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2026 non domestic rating list as follows:

Description: Warehouse & Premises
Rateable Value: £70,000
Uniform Business Rate for 2026/2027: £0.480

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.

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.

Rent

£85,000 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/0890-8261-0366-6900-8609>

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.

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

www.hayfieldrobinson.co.uk

