Temple Chambers Russell Street Keighley BD21 2JT 01535 600097



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)



GUIDE RENT £22,000 PER ANNUM EXCLUSIVE

- 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
- Reduced business rate liability subject to qualification

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

www.hayfieldrobinson.co.uk

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

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 2024/2025: £0.499

**Small business rate relief may be available to some occupiers. Further enquires should be directed to North Yorkshire Council <u>www.northyorks.gov.uk</u>

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.

Guide Rent

£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/energycertificate/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 <u>lisa@hayfieldrobinson.co.uk</u> lan Hayfield – 07966 336616 <u>ijh@hayfieldrobinson.co.uk</u> Justin Robinson – 07966 336617 <u>ejr@hayfieldrobinson.co.uk</u>

Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.

