



- Modern construction built 2021
- First floor offices
- Ground floor workshop/storage
- 5 dedicated parking spaces
- Established popular business park location

Unit 12 Crossings Court, Riparian Way, Cross Hills,
BD20 7BW

First Floor, 35 The Grove, Ilkley, LS29 9NJ
Email: mike@atkinsonassoc.co.uk

Location

The Crossings Business Park is a 20 acre mixed use scheme in Cross Hills developed adjacent to the A629, a dual carriageway linking Keighley to Skipton.

The parks high profile has attracted a broad spectrum of businesses including car dealerships, office tenants, trade counters and general industrial occupiers. Specific occupiers include Skipton Volkswagen, JODA Freight and Skipton Properties.

Located at the end of the main estate road, Crossings Court is the latest addition to the business park and home to a vibrant mix of various regional businesses.

	Distance
Keighley	5 miles
Skipton	5 miles
M65 Colne	10 miles
M606	17 miles

Accommodation

	M ²	FT ²
Workshop/Storage – Ground Floor	109.62	1,180
Offices – First Floor	109.62	1,180
TOTAL (gross internal area)	219.64	2,360

Description

The property is designed with warehouse/assembly space on the ground floor with offices above. Specification includes:

- Electric roller shutter door
- Ground floor W/C and kitchenette
- 5 dedicated car parking spaces
- Ample shared yard and turning area
- High quality build
- 3-phase electricity
- First floor heating
- Lighting throughout

Service Charge

The tenant will be responsible for payment of a service charge to cover the costs of repairing and maintaining the building.

Terms

Leasehold – the subject property is offered To Let on a new, full repairing and insuring lease for a term to be agreed.

Rent

Quoting rent - £22,000 per annum exclusive

Legal Costs

Each party will be responsible for their own legal costs.

Rateable Value

According to the VOA website the current rateable value for Unit 12 is £13,000.

All interested parties are advised to check with the Local Authority as to their precise rates liability.

VAT

VAT will be charged on any figures quoted.

EPC

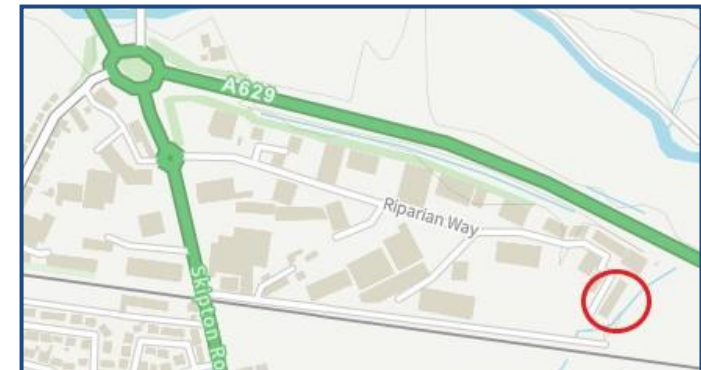
Available on request

Viewing - By prior appointment - Mike Atkinson

E: mike@atkinsonassoc.co.uk

M: 07714 896045

T: 01943 666955





CGI



Atkinson Associates themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions 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 must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Atkinson Associates has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** November 2023