



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

First Floor, 35 The Grove, Ilkley, LS29 9NJ  
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## 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 <sup>2</sup>	FT <sup>2</sup>
Workshop/Storage – Ground Floor	109.62	1,180
Offices – First Floor	109.62	1,180
<b>TOTAL (gross internal area)</b>	<b>219.64</b>	<b>2,360</b>

## Description

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

- Electric roller shutter door
- Ground and first 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
- Vinyl flooring to first floor

## 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.

## Price

Quoting price - £330,000 plus VAT

## 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 rateable value from 1<sup>st</sup> April 2026 is £19,500.

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.

## Anti-Money Laundering (AML)

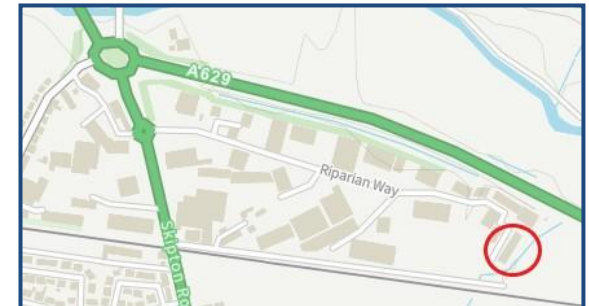
In accordance with anti-money laundering, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

**Viewing - By prior appointment - Mike Atkinson**

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The internal images seen are from number 12 Crossings Court



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