

UNIT 5
RIPARIAN COURT @
THE CROSSINGS
RIPARIAN WAY, CROSSHILLS

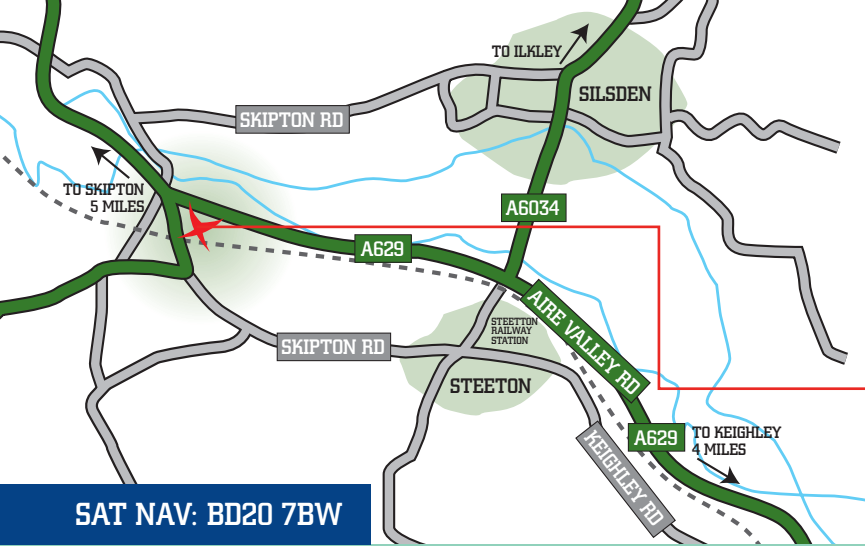


TO LET



**BRAND NEW
HIGH TECH
BUSINESS UNIT**

**FROM
1,500 - 3,000 SQ FT
(139 - 279 SQ M)**



SAT NAV: BD20 7BW

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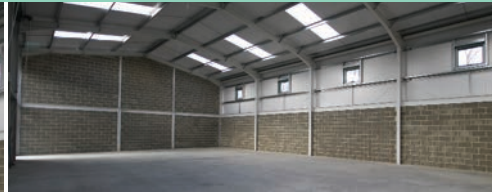
LOCATION

Crossings Business Park is a 20 acre mixed use scheme in Crosshills.

Developed adjacent to the A629, a dual carriageway linking Keighley to Skipton. The park's high profile has attracted car dealerships, office occupiers, trade counter and general warehouse and industrial occupiers.

Crossings is approximately 5 miles from Keighley and Skipton. The M65 at Colne is 10 miles to the south west and the M606 which links to the M62 is 17 miles to the south east.

Riparian Court represents the final phase of this prestigious park with no more land remaining and is located at the end of the main estate road, Riparian Way. Unit 5 is situated close to Regal Interiors, which operates as a successful trade counter/retail operation.



DESCRIPTION

Unit 5 has recently been constructed to an exceptionally high standard to incorporate the following features:-

- High quality microrib external cladding
- 3 phase electric supply
- Toilet block with disabled facility
- Surfaced sealed concrete floor
- Designated parking and loading area
- Full height electric roller shutter loading door
- Clear height to underside of haunch approx 18 ft (5.5m)
- Reinforced structure to accommodate first floor

TERMS

The unit is available leasehold on terms to be agreed. Individual quoting terms will be provided subject to the amount of first floor and level of fit out required.

ACCOMMODATION

Unit 5 is the ultimate flexible business unit. Design features, including enhanced foundations, windows at first floor level and an easy 'bolt in' process enable the provision of first floor accommodation across the whole or part of the unit. This will allow an occupier to expand or contract as necessary.

The first floor has planning and building regulation approval and can be added as a 'bespoke' arrangement by the Landlord from the date of occupation or incorporated at a later date, subject to the Landlords approval.

ACCOMMODATION SCHEDULE

GROUND FLOOR ONLY

Unit 5	1,500 sq ft	139 sq m
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NB: Size of the accommodation can be increased to 3,000 sq ft with the installation of the first floor.

BUSINESS RATES

The rates have not yet been assessed. Interested parties should contact the Business Rates Department at Craven District Council on 01756 700600.



Viewing by appointment with the sole joint agent or by calling 01535 633 923

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