

**Bradford Office**

2 Festival Square  
Little Germany  
Bradford  
BD1 5BD  
01274 744999

**Ilkley Office**

The Estate Office  
10 Castle Yard  
Ilkley  
LS29 9DT  
01943 968522

**Keighley Office**

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

Superb Ground Floor Offices in  
Highly Regarded Business Park  
1,074 sqft (100 sqm)



- **Superb ground floor open plan office accommodation**
- **Internal inspection highly recommended to fully appreciate the quality of accommodation on offer**
- **Suitable for a variety of office based uses**
- **Outstanding Aire Valley location – situated adjacent to the Aire Valley Trunk Road midway between Keighley and Skipton.**
- **Reduced business rate liability – subject to qualification\***
- **Additional office accommodation within Summit House extending to approx. 1,000 sqft is becoming available in March 2016.**

**GROUND FLOOR, SUMMIT HOUSE, RIPARIAN WAY, THE CROSSINGS,  
CROSSHILLS, KEIGHLEY, WEST YORKSHIRE, BD20 7BW**

# GROUND FLOOR, SUMMIT HOUSE, RIPARIAN WAY, THE CROSSINGS, CROSSHILLS, KEIGHLEY, WEST YORKSHIRE, BD20 7BW

## Location

The offices occupy an excellent position within a highly regarded Business Park situated adjacent to the Aire Valley Trunk Road midway between Keighley and Skipton.

Bradford and Leeds along with the M62 and M1 motorway connections are easily accessible. The M65 is approximately 8 miles to the west providing access to the M61, M6 and M60.

The residential suburbs to the north of Leeds and Bradford are all within easy commutable distance.

## Description

Open plan office accommodation to include small store, kitchen area with shared toilet facilities, double glazing, raised access floors and central heating.

## Accommodation

Large open plan office, 2 private offices, server room, kitchenette and storage area  
1,074 sqft (100 sqm)

Shared WC Facilities

## External

3 surfaced nearby car parking spaces.

**Additional office accommodation within Summit House extending to approximately 1,000 sqft is becoming available in March 2016.**

## Services

We understand that all main services are 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.

## Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2010 non domestic rating list as follows:

Description: Offices and Premises  
Rateable Value: £8,600  
Uniform Business Rate for 2015/2016: £0.480

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

\*Small business rate relief may be available to some occupiers. Further enquiries should be directed to Craven Council 01756 700600.

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office situated at 1 Belle Vue Square Broughton Road, Skipton, North Yorkshire, BD23 1FJ, tel: 01756 706470, email: [planning@cravenc.gov.uk](mailto:planning@cravenc.gov.uk)

## Terms

The accommodation is available to let for a period of years to be agreed.

## Guide Rent

£10,000 per annum exclusive

**Lease incentives to include rent free periods may be available – please speak to the agents.**

**Please note that in addition to the rent a service charge is payable to cover utilities and some shared services - trade refuse, garden maintenance and cleaning. For further details please speak to the agents.**

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## 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 at our Keighley Office  
01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

Ian Hayfield – 07966 336616  
[ijh@hayfieldrobinson.co.uk](mailto:ijh@hayfieldrobinson.co.uk)

Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

Or our joint agents – Atkinson Associates  
Siobhan Riley - 0113 2443242  
[siobhan@atkinsonassoc.co.uk](mailto:siobhan@atkinsonassoc.co.uk)

**[www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)**

**Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.**



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# Energy Performance Certificate

Non-Domestic Building



Unit Y  
Summit House, Riparian Way  
Cross Hills  
KEIGHLEY  
BD20 7BW

**Certificate Reference Number:**  
0280-8970-0305-4870-1054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

55

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 102  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 54.1

## Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

71 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

