



OFFICE BUILDING FOR SALE

PINNACLE HOUSE, RIPARIAN WAY, THE CROSSINGS BUSINESS PARK, CROSS HILLS BD20 7BW

Overview

- 6,123 ft² (568 m²) NIA
- High quality offices over two floors.
- Ample employee car parking.
- Ground floor workshop / storage facilities.
- Sought after location on a popular estate.



MISREPRESENTATION ACT:

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Description

Pinnacle House comprises a two-storey detached office building which forms part of the wider office park on Riparian Way. To the front and side of the subject property there is allocated car parking and on street parking is available throughout sections of Riparian Way. Suspended ceiling and carpet throughout the office areas with ceiling mounted air conditioning units installed.

Ground floor - the space comprises a mixture of reception foyer, offices, meeting rooms, open plan work area, male / female and disabled WCs and a kitchen & break-out area. 2 no. garages / workshops are also accessible via the office or to the southern external elevation via up and over loading doors.

First floor – the central atrium provides access to male and female WCs and the offices which benefit from high levels of fenestration at first floor level. Kitchenette facilities and various meeting rooms are also available. A self-contained management suite with boardroom, kitchen and shower facilities is provided at the south of the property.

Location

The 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 parks high profile has attracted a broad spectrum of businesses including car dealerships, office tenants, trade counters and general industrial occupiers. Noteworthy occupiers include Bristol Street Motors, Paul Waite Associates and JODA Freight.

Approximate drive times

Location	Time
Skipton	10 minutes
Keighley	10 minutes
Bradford	30 minutes
Leeds	60 minutes

Terms

Freehold – Price on Application.

Legal Costs

Each party is to be responsible for their own legal fees incurred in connection with any transaction.

Tenancies

Let to Mark D Milner trading as Millies Wolfheart term commencement 04/10/2017 for 6 years.

Year 1 - £35,000 (exclusive of VAT) per annum.

Year 2 - £37,500 (exclusive of VAT) per annum.

Passing rent - £40,000 (exclusive of VAT) per annum.

Accommodation

Measured on a Net Internal Area (NIA) basis as per the accommodation schedule provided below:-

Floor	Description	Area ft ² /unit	Area m ² /unit
Ground	Offices	2,169	201.50
Ground	Workshop	877	81.47
First	Offices	3,077	285.86
Total		6,123	568.84

Energy Performance Certificate

EPC available on request.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

Viewing

Strictly by prior appointment only to be confirmed through the sole agents, Atkinson Associates.

Rory Stead



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