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CHARTERED SURVEYORS

**MODERN WAREHOUSE PREMISES
TO LET
APPROX. 1,069sq.m. (11,509sq.ft)**



**UNIT 2A, CROSSINGS BUSINESS PARK,
CROSS HILLS, BD20 7BW.**

- * Modern works premises including high quality offices *
- * Readily accessible with good delivery/parking on site *
- * Immediately available – flexible terms *
- * RENT - £52,000 per annum exclusive *



(Joint Agents: Brackenridge Hanson Tate – 0113 244 9020)

**The Estate House, South Street, Gargrave
Skipton, North Yorkshire, BD23 3RT**

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Particulars

(All dimensions approximate – for guidance purposes only)

Unit 2A represents the majority of a modern detached works/warehouse building, strategically located just off the A629 Aire Valley trunk road, equi-distant between Keighley and Skipton.

The property is approx. seven years old and of modern steel portal framed construction, providing open plan warehouse/production areas with two storey offices/works to one end.

The Crossings Business Park is a modern development of offices representing a prestigious location, neighbours including White Rose VW, Walter C. Brigg (Vauxhall dealership), Brook International, Regal Interiors etc.

Accommodation:

Ground Floor Offices/Production	143sq.m.	1,540sq.ft.
Ground Floor Warehouse/Production	783sq.m.	8,429sq.ft.
First Floor Offices	143sq.m.	1,540sq.ft.
Total Gross Internal Area	1,069sq.m.	11,509sq.ft.

Internal working height 6.0m and with electric roller loading door to front, 4.5m wide x 4.5m high. Gas fired warm air blower heating.

The offices are of a high standard, to the ground floor comprising Reception with Kitchen, w.c. facilities, Works Office and Production Area – the first floor partitioned with five Offices, w.c. facilities and Kitchen. Office areas have suspended ceiling with recessed lighting together with good levels of natural lighting on the first floor. Gas central heating.

Externally: There is parking for approx. 22 vehicles and yard area (shared with adjoining unit 2B).

Services: Mains services are understood to be available and installed (including Three Phase Electricity) – none tested.

Rates: R.V. £54,500. The Uniform Business Rate is 41.4p in the £ and the amount payable for the current financial year (2010/11) is £22,563.

Lease Terms: The property is available immediately on a new Full Repairing and Insuring lease for a term of years to be agreed at a rent of £52,000 per annum exclusive.



Joint Agents: Brackenridge, Hanson Tate, 51A St. Paul's Street, Leeds, LS1 2TE (Tel: 0113 244 9020).

Strictly by arrangement with the joint agents – Westlake & Co. 01756 748100 (ref: AMD/ER).

Date of Preparation: 04.05.10

These particulars are intended only to give a fair description of the property as a guide to buyers accordingly a) their accuracy is not guaranteed and neither Westlake & Co. nor their vendor(s) accept liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars.