

STORAGE TO LET

596 up to 800 sq m (6415 up to 8611 sq ft)

Cost from £5000 pcm 'all-in' (ie incl rates, power etc).

- Fully racked – 520-660 pallets approx
- Excellent access via private yard
- Immediately available – min. 12 month let

Unit 8 (part) Riparian Way Cross Hills BD20 7BW

First Floor, 35 The Grove, Ilkley, LS29 9NJ
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Location & Description

U8 comprises a modern warehouse building, steel portal framed with an eaves height of approx. 6.0m, the available surplus space having dimensions approx. 40.0 x 14.9 m overall – essentially 5 racked bays to the full height of the building (the present configuration capable of some adaptation to meet the occupier's needs).

If required up to 40.0 x 20.m can be available – ie including a further 2 full bays.

Situated within The Crossings Business Park the unit is readily accessible alongside the main A629 (Skipton – Keighley) Aire Valley Trunk Road, with excellent private delivery yard.

Accommodation

WAREHOUSE approx 40.0m x 14.9m, (up to 20.0m) approx 6.0m to eaves, fully racked in 3 (or 5) bays (approx. 520/660 pallets) with roller shutter door access (6.0 x 4.5m) from YARD.

Approximate gross floor area

596 sq.m (6415 sq.ft) up to 800 sq.m (8611 sq.ft)

Terms

The premises are available by way of hybrid 'all-inclusive' agreement for a minimum term of 12 months (immediately available if required).

Occupational Charge

£5,000 per calendar month including rates, utilities, buildings insurance etc. (for the larger available area - £6500 pcm.)

Legal Costs

The incoming tenant will be expected to be responsible for the landlord's reasonable legal costs.

EPC

TBC

Viewing

With sole agents **Alastair McDowell**

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