

# **MODERN LIGHT INDUSTRIAL WAREHOUSE/WORKS UNIT**

**Approx. 840.0 sq.m./9040 sq.ft.**



## **SNAYGILL INDUSTRIAL ESTATE KEIGHLEY ROAD SKIPTON BD23 2QR**

- **Works of approx. 788 sq.m./8,480 sq.ft. plus two offices and canteen •**
- **Good loading/access •**
- **Suitable for a variety of uses/occupations •**
- **Immediately available – flexible terms •**

*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.*

## Particulars

(all dimensions approximate – for guidance only)

The premises comprise a steel portal framed unit approx. 18.3m wide x 46.75m deep overall prominently situated at the head of the main roadway into the industrial estate. Access for loading/deliveries is via a private road at the side with delivery door and yard at the rear.

The unit includes offices/canteen and toilets.

**Accommodation:** The unit extends to 839.6 sq.m. (9030 sq.ft.) being largely open plan works/warehousing with an eaves height of 3.8m.

Loading is at the rear via roller shutter door 4.9m wide x 3.3m high together with sliding timber door 3.1m wide and 3.8m high to one side.

The unit incorporates canteen, two offices and toilet facilities and has the benefit of gas blower heating.

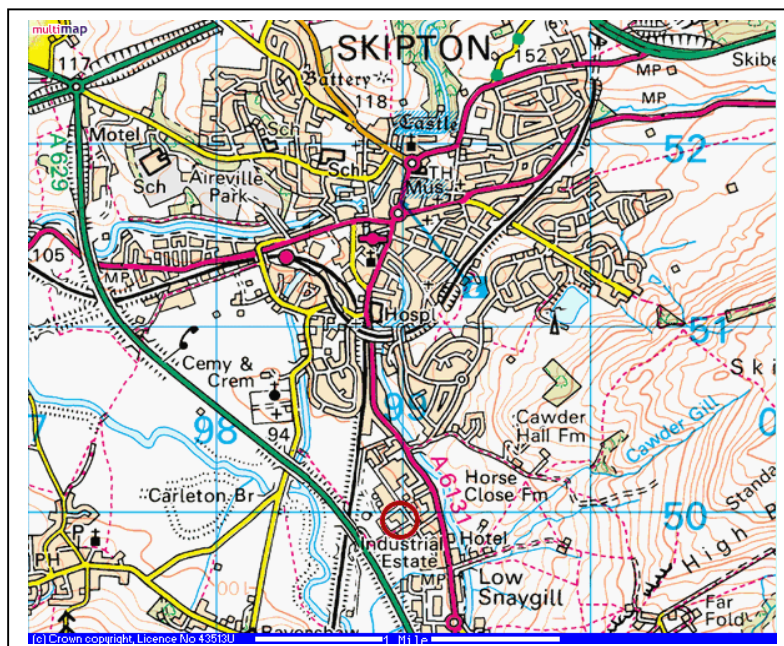
**Services:** Mains services are understood to be available and installed (none tested).

**Lease Terms:** The premises are immediately available on standard commercial (tenants full repairing and insuring) terms for a minimum period of three years.

**Rent:** £4.50 per sq. ft.

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

**Viewing:** Strictly by arrangement with the sole agents – (ref: AMD/ER) 01756 748100.



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