

SKIPTON

752 sq.m. (8,096 sq. ft.)

WORKS AND OFFICES WITH SECURE YARD.

**AVAILABLE ON LEASE AT £40,000p.a. (FRI)
on flexible terms – might split**



**UNITS 3/5 SANDYLANDS BUSINESS CENTRE,
CARLETON NEW ROAD,
SKIPTON, BD23 2AA.**

Strategically located close to the town centre yet readily accessible to the by-pass, Sandylands Business Centre is home to a wide cross section of users including the Post Office, Skipton Hire, Escape Leisure Centre, offices and works.

Constructed on a steel frame with stone base, concrete block lining and plastic coated profile sheeting to the upper level, the unit comprises:

Reception Foyer and General Office.
Ladies and Gents Toilets.

Workshop:

18.42m x 12.35m (2,448sq.ft); 11.42m x 4.10m (495sq.ft) with Mezz over; 12.35m x 4.10m (545sq.ft); 15.80m x 4.58m (779sq.ft); 11.14m x 8.18m (980sq.ft).

Ground Floor Offices: 11.22m x 4.0m (483sq.ft).

First floor Offices: 11.22m x 4.0m (483sq.ft); 16.68m x 4.0m (718sq.ft); 16.46m x 4.76m (843sq.ft).

Summary of Accommodation:

	Sq.M.	Sq.Ft.
Workshop	487.00	5,247
Mezzanine	46.00	495
Ground floor Offices, including toilets etc.	44.88	483
First floor Offices,	173.82	1,871
Total	751.70	8,096

Outside: Tarmac parking/loading area.

Rates: R.V. £22,500 (verbal enquiry). The Uniform Business Rate is 46.2p in the £ and the amount payable for the financial year 2008/09 is £10,395.

Services: All mains services are available and installed including three phase with central heating to the offices and space heaters in the workshop areas.

Terms: The property is available on lease at £40,000 (FRI) as one lot or might split.

V.A.T: Rent will be subject to V.A.T. at the prevailing rate.

Viewing: Call Karen Chown on 01756 748100 (karen@westlakeandco.co.uk).

