

REGULATED BY RICS

WESTLAKE & CO
CHARTERED SURVEYORS

On instructions of Clays of Addingham Limited

**MODERN WAREHOUSE/LIGHT INDUSTRIAL
PREMISES**

TO LET

approx. 407sq.m. (4,380sq.ft.) gross

**UNIT 1,
JAYCEE BUSINESS PARK,
SNAYGILL INDUSTRIAL ESTATE,
SKIPTON
BD23 2QR**

- * High specification unit – 5.4m working height ***
- * Valuable private yard area to front ***
- * Flexible terms ***
- * RENT £26,725 per annum ***



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Particulars
(All dimensions approximate - for guidance purposes only)

Constructed approx. ten years ago the premises comprise an end of terrace modern light industrial building 24.0m wide x 18.37m deep having roller shutter door loading to front (5.4m x 4.0m wide).

The unit has a working height of 5.4m (maximum eaves height 6.0m) and includes to one corner:

- OFFICE 2.6m x 2.0m.
- OFFICE 2.5m x 1.94m.
- TWO SEPARATE W.C. CUBICLES, each with wash basin.

Unit area approx. 407sq.m (4,380sq.ft) gross internal.

With the benefit of blown air gas-fired heating

Lease Terms: The premises are available immediately on tenant's Full Repairing and Insuring terms for a minimum period of three years.

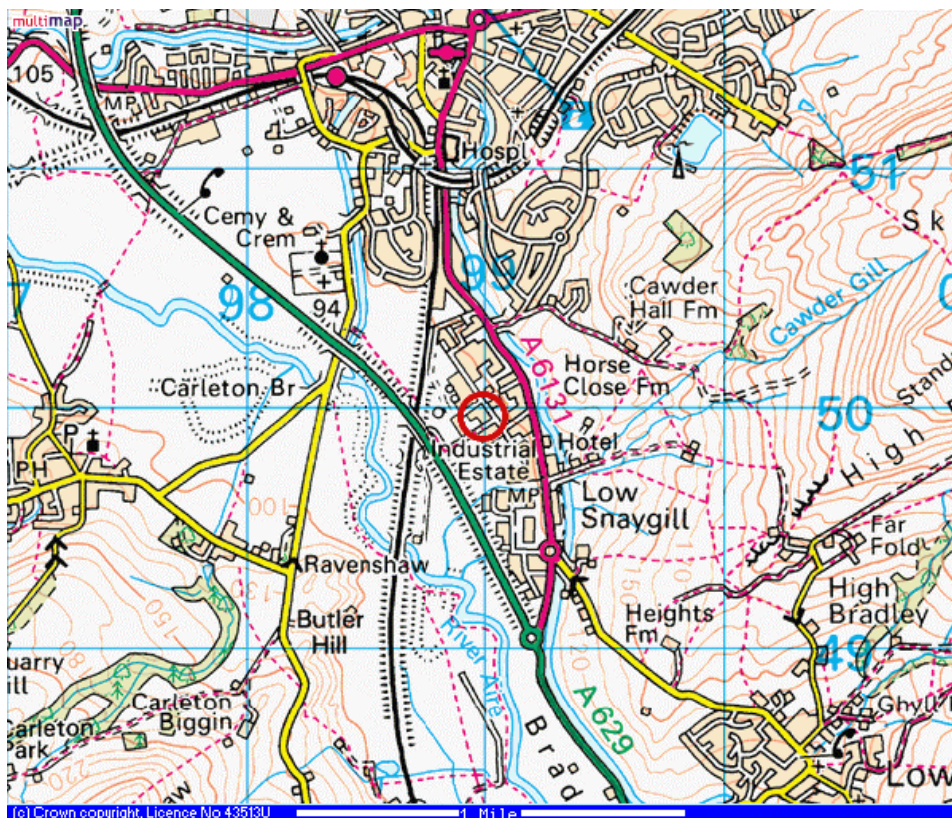
Rates: Rateable Value £17,000. Rates Payable £7,854.00

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

Rent: £26,725 per annum exclusive of V.A.T., rates, services etc.

Legal Costs: The tenants will be responsible for the landlords' reasonable legal costs in connection with the letting.

Viewing: Strictly by arrangement with the sole agents – 01756 748100.



Date of Preparation: 12.1.09

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.