

WESTLAKE & CO
CHARTERED SURVEYORS

TO LET

WORKS WITH LARGE YARD

Approx. 265sq.m./2,850sq.ft. on site of 0.19ha/0.47a

Plus further

VALUABLE YARD AREA

Approx. 0.33ha/0.8a

COLNE ROAD KELBROOK BB18 6XT

- * Rare opportunity to lease useful yard space with or without building ***
- * Excellent access – close to motorway network ***
- * Immediately available – flexible terms ***



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Skipton, North Yorkshire, BD23 3RT
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Particulars

(All dimensions approximate - for guidance purposes only)

The premises comprise:

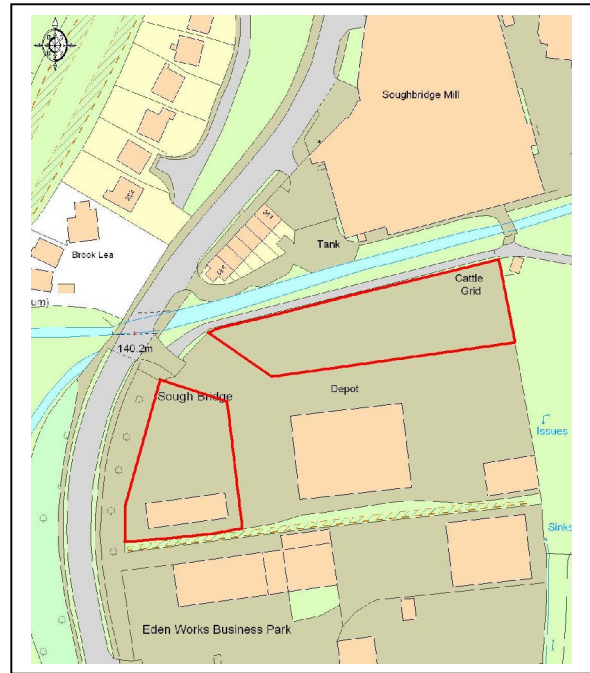
1. WORKS/YARD

A detached works/warehouse building to the front of the site (approx. 265sq.m./2,850sq.ft.) with additional and valuable level surfaced yard area in total approximating 0.19ha/0.47a.

The WORKS building is approx. 30.25m x 8.75m overall with a working (eaves) height of 5.0m. This unit has excellent access with sliding doors to end plus five roller shutter doors to front (each 4.5m high x 2.65m wide).

2. FURTHER YARD AREA

Additionally there is a larger yard area (again level and secure fenced) extending to approx. 0.3ha/0.8a – suitable for a variety of uses (subject to relevant planning consents – if required).



Plan for identification only

Rentals: 1. - £15,000 per annum. 2. - £14,500 per annum.

The above rentals are quoted exclusive of VAT, rates etc. The two areas of the site are available together, or separately.

Lease Terms: The premises are immediately available on tenants effective full repairing and insuring terms. Minimum lease three years.

Rating Assessment: The premises require re-assessment for rating purposes.

Legal Costs: The incoming tenant will be responsible for the landlords' reasonable legal costs.

Viewing: Strictly by arrangement with the sole agents – 01756-748100 – ref: AMD/ER

Date of preparation: 12.3.09