

REGULATED BY RICS

WESTLAKE & CO
CHARTERED SURVEYORS

**WORKSHOP/OFFICE PREMISES
TO LET**

**Approx. 440.0 sq.m. (4,745 sq.ft.) net
(including mezzanine stores)**



**THE WAREHOUSE
KEIGHLEY ROAD
SKIPTON
BD23 2TA**

- Prominent main road position •
- Useful mixture of works and offices with stores •
 - Suitable for a variety of uses •
- Private parking/yard area to front •
 - Flexible terms •
- Rent £18,500 per annum exclusive •



**The Estate House, South Street, Gargrave
Skipton, North Yorkshire, BD23 3RT**

Telephone: (01756) 748100 Fax: (01756) 748104

Email: info@westlakeandco.co.uk www.westlakeandco.co.uk

Particulars

(All dimensions approximate - for guidance purposes only)

The premises comprise a works/warehouse building, with high quality mezzanine offices to the front. Access to the main works is via a roller shutter door to the front, this area with further mezzanine stores over.

The property enjoys a prominent position fronting one of the main routes into the town, adjoining the modern Pendragon Motor dealership.

Accommodation:

WORKS 18.6m wide x 14.9m deep. Approx. 4.0m to eaves (majority of the accommodation in fact with offices/stores over). Access via roller shutter door to front 4.6m wide x 2.85m high. Partitioned STORE to front.

Separate ground floor entrance with stairs to

First floor LANDING/RECEPTION AREA with KITCHEN/W.C. off.

THREE OFFICES 5.8m x 4.3m, 8.9m x 4.3m, 5.9m x 3.0m overall.

MEZZANINE STORE AREAS – totalling approx. 62.0 sq.m./670 sq.ft..

Externally: YARD AREA to front with parking for up to 10 cars. Access to rear.

	Sq.m.	Sq.ft.
Works	277.1	2,983
Offices	101.7	1,095
Stores	62.0	667
Total	440.8	4,745

(Areas quoted on a net internal basis)

Rates: The premises require re-assessment for rating (following the reorganisation of the accommodation) – **for guidance purposes we would estimate the assessment for the forthcoming 2010 rating list (rating year 2010/11) at RV £14,250.**

Services: All mains services are understood to be available and installed (none tested) and including three phase electric supply.

Lease Terms: The premises are available for a minimum term of three years on Tenant's effective Full Repairing and Insuring Terms.

(Note: The tenant will be responsible for the landlord's reasonable legal costs in connection with the letting).

Rent: £18,500 per annum exclusive.

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

Date of preparation : 19 November 2009.