

REGULATED BY RICS

**WESTLAKE & CO**  
CHARTERED SURVEYORS

**TO LET BY WAY OF ASSIGNMENT  
SEMI-DETACHED UNIT (243sq.m/2,615sq.ft)  
WITH GOOD LOADING AND PARKING FACILITIES.**



**UNIT 1C MILLENNIUM ROAD,  
AIREDALE BUSINESS CENTRE,  
SKIPTON,  
BD23 2TZ.**



**6 YEAR LEASE FROM JUNE '05**

**RENT £16,266 per annum  
Rising to £17,621.50 per annum  
On September 26<sup>th</sup> 2010**

**NO PREMIUM**

**Viewing: By arrangement with the sole agents**

**Tenants' Solicitors:** Messrs. Charlesworth Wood & Brown,  
23 Otley Street, Skipton, BD23 1DY.  
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Airedale Business Centre is the commercial heart of Skipton being located approx. one mile South of the town centre and readily accessible to the bypass.

Millennium Way is the spine road and the unit is located in a cul-de-sac with good loading and parking facilities.

Constructed on a steel frame with an artstone plinth, the building is clad in profiled sheeting and comprises:

Warehouse/Workshop, 16.40m x 14.80m (overall) with 6.70m working height (max) and roller loading door 3.06m wide x 4.48m high with gas convector heating.

Office, 4.03m x 2.56m.

Ladies' & Gents' Toilet together with Kitchenette.

**Outside:**

Forecourt Parking and Loading.

**Rates:** R.V. £11,500. The Uniform Business Rate is 48.1p in the £ and the amount payable for the current financial year (2009/10) is £5,531.50.

*The 2010 Assessment, effective from April is £12,000.*

**Services:** All mains services are available and installed together with gas fired heating and an alarm system.

*None of the services have been tested.*

**EPC:** To be provided.

**V.A.T:** The rent is subject to V.A.T. at the prevailing rates.



**Date of Preparation:** 20.01.10

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