

MODERN WAREHOUSE/LIGHT INDUSTRIAL PREMISES

TO LET

approx. 138.0 sq.m. (1,486 sq.ft.) gross
Plus mezzanine and forecourt

UNIT 1 SIGNAL HOUSE SIDINGS BUSINESS PARK SKIPTON BD23 1TB

- * Flexible open plan accommodation ***
(presently partitioned with substantial mezzanine although can be altered
to meet an occupier's requirements)
- * Private parking/delivery area to front ***
- * Immediately available - flexible terms ***
*** RENT £10,000 per annum ***



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Particulars

Approximate - for guidance purposes only)

is a modern light industrial building approx. 11.7m wide with a large aluminium panelled door to front 3.1m wide.

The unit has a working height of 4.6m at the eaves. Presently occupied as a bathroom showroom the accommodation is partitioned internally including mezzanine to the majority plus office and having W.C. facilities to one corner.

The accommodation can be modelled to meet an occupier's requirements, and is capable of providing open plan and full height space if required.

Unit area approx. 138.0 sq.m (1,486 sq.ft) gross internal.
To the front there is parking for approx. four cars (in tandem) plus separate access for deliveries.

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

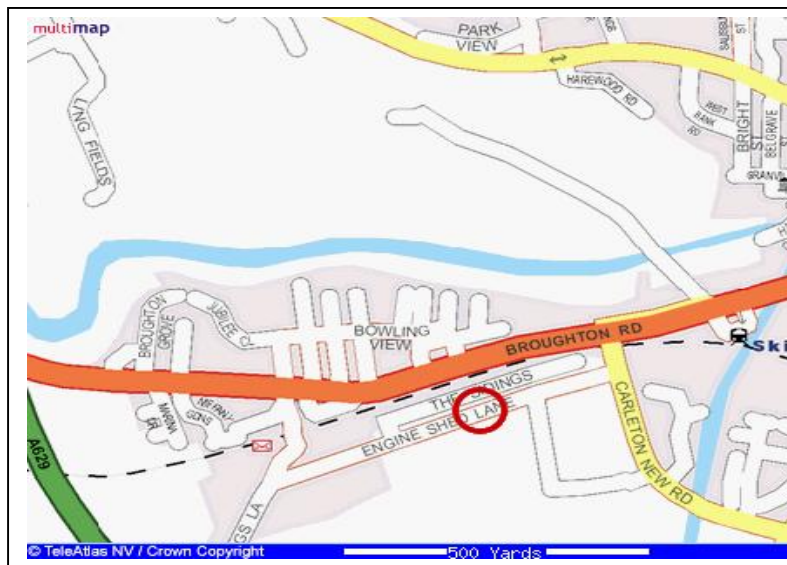
Rates: The rates payable for the current year (2009/10) are advised to be £6,911.25.

Services: Mains services are understood to be available and installed (not tested).

Rent: £10,000 per annum exclusive of rates, services etc.

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

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



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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.