

GARGRAVE

QUALITY OFFICES IN A NEWLY CONVERTED CANALSIDE WHARF

*Six suites available
Plus Ample Toilet and Kitchen Facilities*

**RENT - £10.50 per sq. ft. (£113.00 per sq. m.)
plus Service Charge**



CANAL WHARF,

ESHTON ROAD,

GARGRAVE, SKIPTON, BD23 3PN.

Dating back around 200 years, this Georgian canalside wharf has recently been sympathetically converted and extended to provide eight office suites (four currently available) offering high-tech facilities together with charming original features – ideal for small businesses seeking a prestigious ‘home’ in a picturesque Dales canalside setting.

Gargrave is an attractive and very popular village in which to live or work, offering a first class range of facilities on the fringe of the Yorkshire Dales National Park.

The historic market town of Skipton is less than four miles away and the major West Yorks/East Lancs business conurbations are easily accessible with good communications, including regular rail services ... what more could you want!

The offices are planned on three floors with shared kitchen facilities, ladies/gents toilets on each floor including disabled, and entry phone access.

Fully carpeted and decorated with stylish lighting					
	Sq.Ft.	Sq.M.	Rent p.a:	Est. Service Charge:	
Ground Floor:					
Office A	468	44	£4,914	£1,170	With access to canal side terrace and communicating door to Suite B.
Office B	376	35	£3,948	£940	With access to canal side terrace and communicating door to Suite C.
Suite C	322	30	£3,381	£805	
Suite D	375	35	£3,938	£938	With skylighting and access to canal side terrace.
First Floor:					
Office E	460	43	£4,830	£1,150	With 'Juliet' windows overlooking canal.
Second Floor:					
Office G The Penthouse	800	74	£8,400	£2,000	With splendid beams, original ironwork lifting gear and 'Juliet' windows with spectacular views.

Outside: Canalside terrace.

Designated private parking. (Two spaces for suites A, E & G, one for each of the remainder and two disabled).

Services: Mains electricity, water and drainage are installed together with heating (electric storage units).

Broadband is available and trunking has been installed for telephone/computer lines (up to 100 available subject to application).

Rates: To be assessed (Tenants responsibility).

Terms: The suites are available as one, or individually, on the terms of a five-year lease subject to a three year Rent Review and Tenant's Break Clause, at an initial rent of £10.50 per sq. ft. (£113.00 per sq.m.).

Service Charge: Will be levied to cover the cost of external repairs, insurance, up-keep and cleaning of common areas including kitchen and toilets, interior cleaning of office suites, management and auditors fees (estimate £2.50 per sq.ft). Tenants will be responsible for internal repairs/decorations.

Further, in-going tenants will be required to make a contribution towards the lease costs (maximum £350).

VAT will be applicable to rent, service charge and legal fees.

NB: In accordance with the terms of the Grant Aid, prospective tenants must be established businesses which comply with specific criteria and will be required to provide details of estimated number of employees based at the Wharf.

Landlord's Solicitors: Messrs Walker Foster, Craven House, Newtown, Barnoldswick, BB18 5UQ (Ref: PCW) – 01282 812340.

Viewing: By arrangement with the sole agents on (01756 748100).