

REGULATED BY RICS

WESTLAKE & CO
CHARTERED SURVEYORS

WORKS/OFFICES TO LET



CAWOOD HOUSE BUSINESS CENTRE ASQUITH INDUSTRIAL ESTATE ESHTON ROAD GARGRAVE BD23 3SE

- Ground floor works/offices of approx. 214.0 sq.m./2,300 sq. ft. (gross) ●
- First floor offices from 24.9 sq.m./268 sq. ft. up to 220 sq.m./2,365 sq.ft. ●
 - Versatile accommodation can be split to meet owners individual requirements ●
 - Superb working environment in semi-rural location ●
 - High specification accommodation ●
 - Flexible terms ●



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

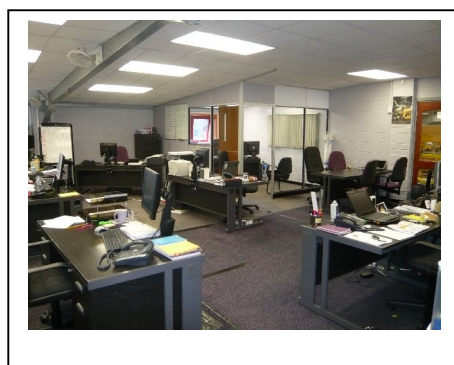
(All dimensions approximate – subject to verification)

Cawood House Business Centre represents a unique opportunity in the area, offering ground floor work space with separate high quality offices, capable of being tailored to meet an individual occupier's requirements.

The ground floor works enjoy good delivery access on two sides with potential for offices to be created therein if required.



Ground floor reception



Existing office

A separate ground floor reception provides an attractive entrance to the high specification first floor offices, this area capable of being split (accommodation from 24.8 sq.m./268 sq. ft. up to 220 sq.m./2,365 sq.ft.). In the case of multiple occupation tenants will be allowed joint use of canteen and boardroom facilities.

The premises are situated on the fringe of Gargrave adjoining the Leeds/Liverpool canal and presenting the opportunity for a superb quality working environment. Excellent on site parking with communal staff pic-nic area etc.

Terms: The premises are immediately available on flexible (tenants effective full repairing and insuring) terms – please enquire for further details.

Rents: Ground floor – from £5 per sq. ft.
First floor – from £10 per sq. ft.

We will be happy to discuss individual rentals for particular enquiries, dependent on requirement for space, specification etc.

Interested parties should contact the agents and who will be happy to make further details available and discuss terms.

Date of preparation: 19.4.10