

REGULATED BY RICS

WESTLAKE & CO
CHARTERED SURVEYORS

Light industrial/storage unit

TO LET

Approx 96.2 sq.m./1,035 sq.ft.

UNIT G
ASQUITH INDUSTRIAL ESTATE,
ESHTON ROAD,
GARGRAVE, SKIPTON,
BD23 3SE

*** Workshop/storage unit just off the main A65 road four miles
West of Skipton ***

*** On site parking and with good delivery access ***

*** Rent – £5,500 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)

Briefly, the unit comprises:

Unit G: 10.9m x 8.8m. Approx. 3.8m to eaves. Door to front 4.5m wide.

Externally: Private parking to frontage.

Note: More modern works/office units are available within the same development. Full details on request.

Lease: The unit is available immediately on terms to be agreed (tenants Full Repairing and Insuring) – minimum term three years (or multiples thereof).

Rent: £5,500 per annum exclusive.

Service Charge: A service charge is payable in respect of maintenance of common areas and insurance (full details on enquiry).

Rates: Rateable Value £4,500. The amount payable for the year 2010/2011 is £1,863.00. (Source – Craven District Council).

The rating authority confirm that Small Business Relief may be available on these units – further details are available from the Local Authority (01756 700600).

Services: Mains electricity is understood to be available and installed (not tested).

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

Viewing: By arrangement with the sole agents – 01756 748100.



Details prepared 04/10

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.