

WESTLAKE & CO
CHARTERED SURVEYORS

MODERN WORKS/STORAGE PREMISES

TO LET

approx. 66.0 sq.m. (710 sq.ft.)

Plus mezzanine 69.6sq.m./750sq.ft.

SIGNAL HOUSE SIDINGS BUSINESS PARK SKIPTON BD23 1TB

- * Immediately available on annual Licence ***
- * Full height workspace (approx. 4m to eaves) ***
 - * Roller shutter door access ***
 - * Useful mezzanine storage to side ***
 - * Shared w.c/kitchen facilities ***
 - * RENT £100 per week (exclusive) ***



The Estate House, South Street, Gargrave
Skipton, North Yorkshire, BD23 3RT
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Particulars

(All dimensions approximate - for guidance purposes only)

The accommodation comprises part of a modern purpose built industrial unit as follows:

WORKSPACE, 12.0m deep x 5.88m wide (less 2.8m x 1.5m) having roller shutter door to front 3.1m wide x 4.0m high. Eaves height 4.0m.

MEZZANINE STORE, 12.0m x 5.8m overall.

Works area 66.0sq.m./710sq.ft.
Mezzanine Store, 69.6sq.m./750sq.ft.

Lease Terms: The premises are available immediately by way of an annually renewable Licence Agreement.

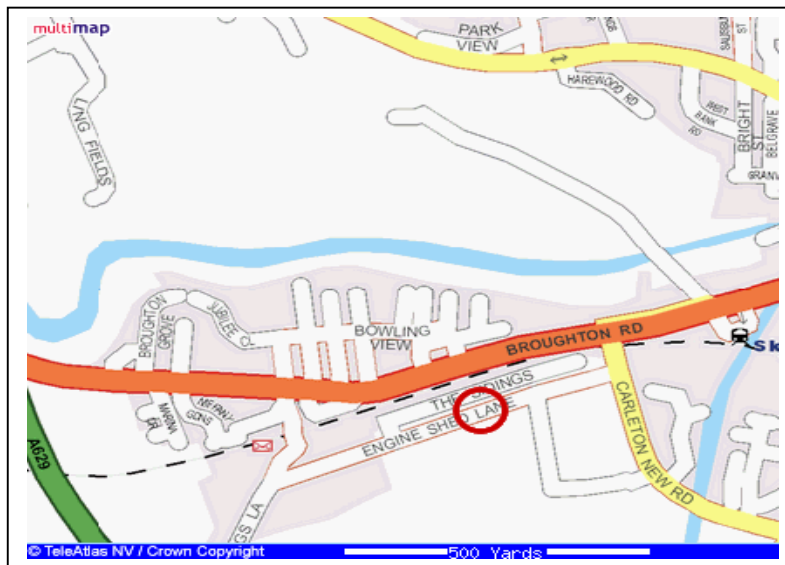
Rates: The tenant will be expected to be responsible for rates in respect of the subject accommodation (to be re-assessed).

Services: Mains electricity. Shared use of kitchen/toilet facilities.

Rent: £100 per week exclusive of rates, services etc.

Legal Cost: The tenant will be responsible for the landlords' reasonable legal costs in connection with the granting of the Licence.

Viewing: Strictly by arrangement with the sole agents – 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.