

REGULATED BY RICS

WESTLAKE & CO
CHARTERED SURVEYORS

WAREHOUSE/LIGHT INDUSTRIAL PREMISES TO LET

approx. 238.0sq.m. (2,556sq.ft.) gross
Incl. first floor Offices 58.8sq.m. (630sq.ft) gross



**UNIT 5, ASHLANDS INDUSTRIAL ESTATE,
ASHLANDS ROAD,
ILKLEY, LS29 8JT**

- * Useful mix of works and offices – suitable for a variety of trades *
- * Immediately available - flexible lease terms *
- * Rent £12,750 per annum *



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)

The premises comprise a semi-detached light industrial building approx. 14.86m wide x 12.04m deep having loading via sliding panel door at front.

A personnel door to the side leads via an inner lobby to first floor Offices, with toilet/kitchen facilities etc.

	Sq.M.	Sq.Ft.
Ground Floor gross footprint	178.9	1,926
Ground Floor full height works	120.4	1,296
Ground Floor low height works	58.8	630
First Floor Offices	58.8	630
Total	238.0	2,556

All areas gross internal

There is a delivery access to the front of the building and with private parking immediately adjoining.

Lease Terms: The premises are available immediately on Standard Commercial (Tenants Full Repairing and Insuring) term for a minimum lease period of three years. The tenants are responsible for a small service charge (to cover maintenance of common areas) – approx. £300 per annum at present (subject to annual review).

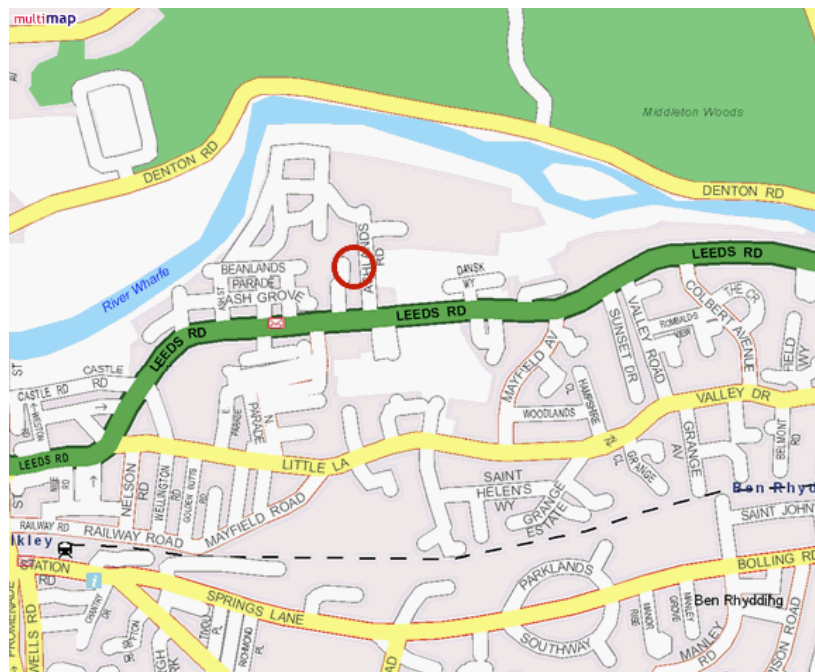
Rates: RV. £14,250. The Uniform Business Rate is 40.7p in the £ for the current financial year (2010/11).

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

Rent: £12,750 per annum exclusive of V.A.T., rates, services etc.

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

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



Date of Preparation: 1.9.10

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.