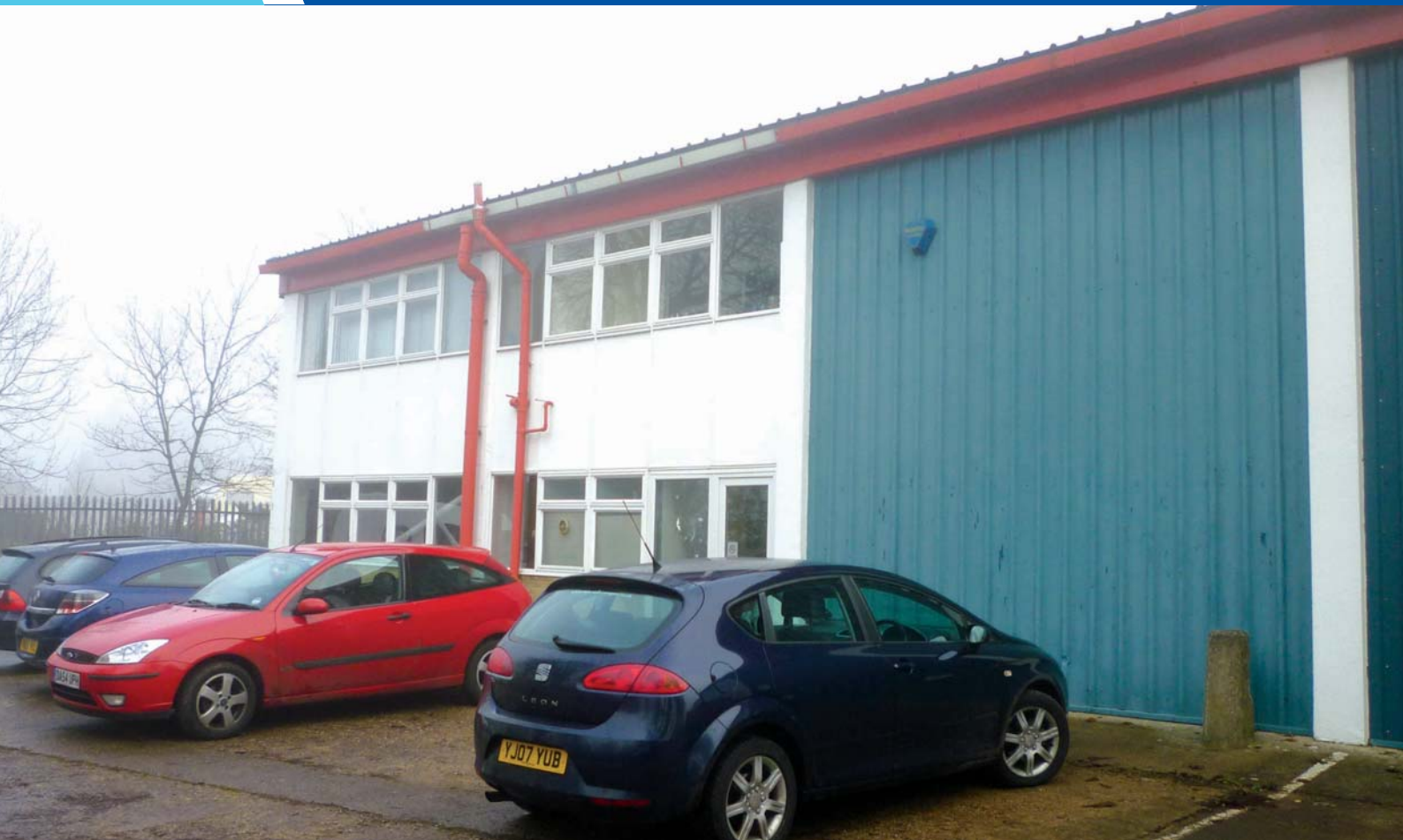


UNIT 1
SNAYGILL INDUSTRIAL ESTATE
SKIPTON, BD23 2QR

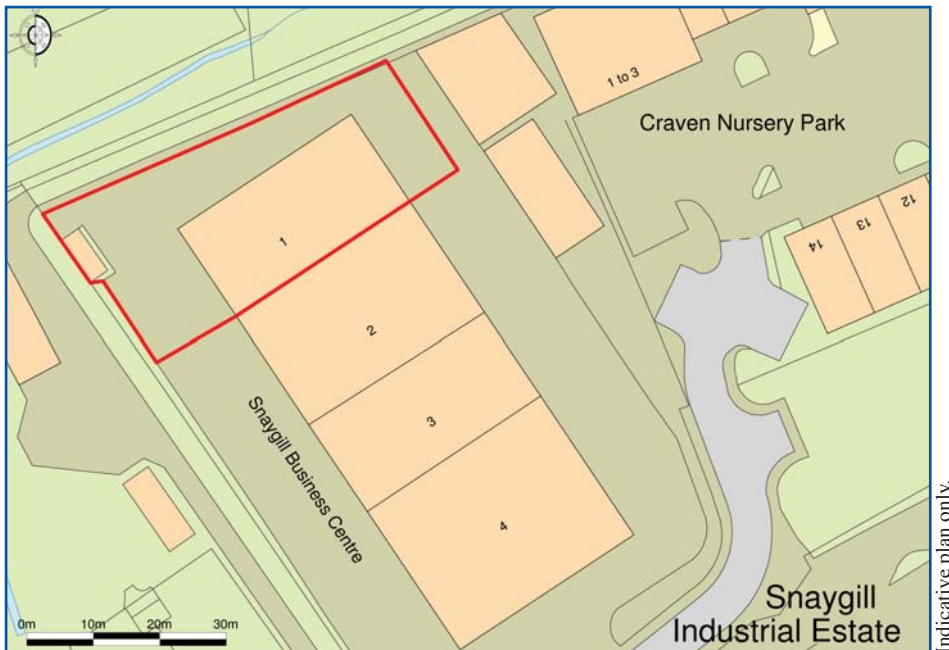


FOR SALE/TO LET
Modern warehouse with offices
6,090 ft² (565.76 m²)

WESTLAKE & CO
CHARTERED SURVEYORS



UNIT 1 SNAYGILL INDUSTRIAL ESTATE SKIPTON, BD23 2QR



LOCATION

The property is situated on the ever popular Snaygill Industrial Estate approximately 1.3 miles south of Skipton town centre. The estate is located just off the A629 with Keighley 8 miles to the south east and Colne and the M65 12 miles to the west.

Local occupiers include Plumb Center, Whittakers Chocolates and Copper Dragon brewery and visitor centre.

DESCRIPTION

Unit 1 is the end terrace in a row of 4 properties and consists of a main warehouse with a two storey office, ancillary and light assembly area. The accommodation is generally in good condition, in particular the first floor offices are of a high standard.

The unit benefits from the following features:

- Ample yard and car parking
- 3 phase power supply and mains gas
- Integrated sprinkler system
- 5m eaves height

EPC

The property has an Energy Performance Certificate rating of D (78).

RATING

We understand from the Valuation Office that the property has the following Business assessment:

Description - Warehouse and Premises

Rateable Value 2010 - £23,500

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a Gross Internal Area basis:

Main Warehouse

Warehouse	3,770 ft ²	(350.23 m ²)
Offices/ancillary/light assembly	2,320 ft ²	(215.56 m ²)
TOTAL	6,090ft²	(565.76 m²)

TERMS

The property is available on a freehold or leasehold basis.

The premises are available on a Full Repairing and Insuring lease for a term to be agreed between the parties and a rent free period maybe available depending on the overall terms.

VIEWING

Strictly by appointment with the joint agents.

MISREPRESENTATION ACT:

Atkinson Associates and Westlake & Co. for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Atkinson Associates and Westlake & Co. cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Atkinson Associates and Westlake & Co. has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) Atkinson Associates and Westlake & Co. will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. August 2013.

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