

BUSINESS UNIT TO LET

16A Ghyll Way
Airedale Business Centre
SKIPTON BD23 2TZ

Collins
& Jarvis

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collinsjarvis.co.uk
CHARTERED SURVEYORS
COMMERCIAL PROPERTY
CONSULTANTS



*** Trade counter ~ Warehousing ~ Industrial ***

5000 sq ft (464sq.m.)

plus mezzanine of 1844sq.ft. (171sq.m.)

- Versatile business space with ample parking
- Excellent Road Access. Close to ALDI, THE RANGE, HOWDENS etc.
- Skiptons' premier trading estate
- Variety of uses considered, subject to consent
- Available for immediate occupation, subject to completion of legal formalities

LOCATION

Airedale Business Centre is ideally located just off the junction of the junction of the A629 and A6131 Keighley Road on the south side of Skipton, North Yorkshire (Pop.c.15,042 Census 2021). This location offers ready access to Skipton itself, but also to traffic passing on the east/west Harrogate / Lancs A59 but also north/south on the Bradford / M6 A65 route.

DESCRIPTION

The subject property is a well proportioned industrial or warehouse space currently fitted with trade counter, office, kitchen and WC. A mezzanine floor adds to the usable space. We believe the property is suitable for a wide variety of storage and warehousing uses subject to consent. The property also boasts generous private parking, roller shutter door, three phase power and eaves height of c.6m.

FLOOR AREAS

	sq m	sq ft
Ground floor	464.00	5,000
Mezzanine	171.00	1,844
Total	635.00	6,844

The above areas have been calculated on a gross internal basis from measurements taken on site in accordance with the RICS Code of Measuring Practice.

LEASE & RENT

The property is available by way of Assignment of a lease to 2034 at a rent of £36,250pa. fixed until 2031. A sublease may be available, subject to status. Please ask for details.

BUSINESS RATES

The Rateable Value is believed to be £42,750 resulting in approximately £20,750pa payable. Interested parties are advised to make their own enquiries before entering into a commitment.

POSSESSION & VIEWING

The property is available for immediate occupation, subject to status, landlords consent and completion of legal formalities.

For an appointment to view, please contact the agent Steven Collins of Collins & Jarvis.



Please Contact:

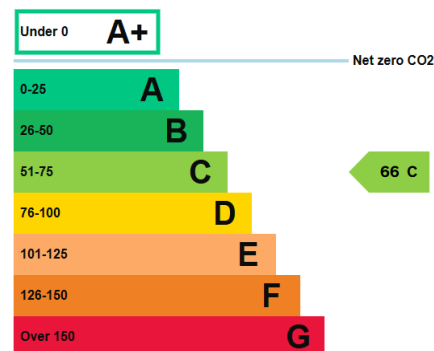
Steve Collins MRICS

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Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



RICS

the mark of
property
professionalism
worldwide

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.

