



TO LET

FIRST FLOOR, ALBION WORKS 1 ROPE WALK, SKIPTON, BD23 1ED

- Self contained first floor office measuring 2,370 sq ft
- Central location
- Comprising 12 office rooms plus storage
- Dedicated ground floor entrance
- Available by way of a new lease
- EPC Rating C

220.4 SQ M (2,370 SQ FT)

A self contained first floor office with its own dedicated ground floor entrance located in the centre of Skipton.

LOCATION

The historic market town of Skipton is famous for its cobbled High Street and four days a week open street market and provides comprehensive shopping and leisure facilities. Only a short drive from the Yorkshire Dales National Park, the town is also close to the popular holiday destinations of Grassington, Malham, and Bolton Abbey.

DESCRIPTION

With its own front door access, this self contained first floor office is located within a converted mill building located in the centre of Skipton. The space has been partitioned into individual rooms comprising 12 office rooms, two storage rooms, two WCs and a kitchen.

ACCOMMODATION

First floor offices & stores 220.4 sq m (2370 sq ft)
WCs

Measured in accordance with the RICS Code of Measuring Practice (6th Edition). All measurements are approximate.

TERMS

The office suite is available by way of a new lease on effectively FRI terms for a term of years to be agreed. Tenants will be required to pay a fair proportion of the service charge cost and also building insurance.

VIEWING

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

BUSINESS RATES

The property is not currently assessed for rating purposes. Interested parties are advised to make their own enquiries direct with North Yorkshire Council business rates team.

ENERGY PERFORMANCE

The property has a current energy performance rating of C (68)

VAT

The rent, service charge and building insurance will be subject to VAT. All figures have been quoted exclusive of VAT

LEGAL COSTS

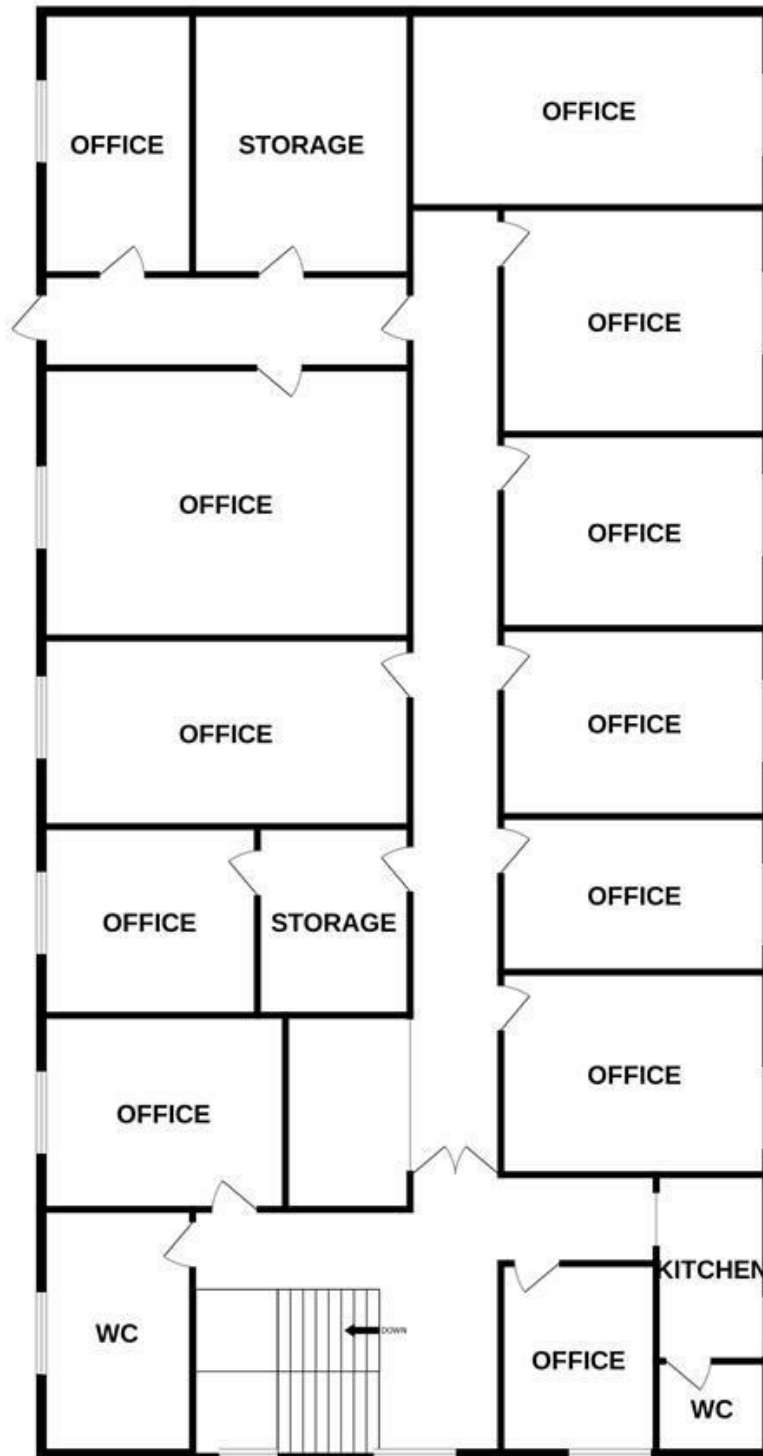
The incoming tenant will be required to contribute towards our clients legal costs, limited to £750 plus VAT.

SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and water systems) and recommend that prospective tenants arrange for a qualified person to check the relevant installations before entering into any commitment

AGENT'S NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Exempt

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.