



Office (EPC Rating: C)

FIRST FLOOR OFFICE, NAVIGATION HOUSE BELMONT BRIDGE, SKIPTON, BD23 1RL

£36,000 per annum


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

Self contained first floor office located only a 2 minute walk from Skipton High Street benefiting from raised access floors, gas fired central heating and air conditioning to most rooms. Up to 16 on-site car parking spaces are also available by way of separate negotiation.

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

Navigation House comprises a purpose built commercial property located only a 2 minute walk from Skipton High Street in a prominent position on Belmont Bridge overlooking the canal basin.

The self contained office benefits from its own entrance at ground floor level leading into an entrance lobby, with stairs leading up to first floor level. The offices benefit from a suspended ceiling with air conditioning to most rooms, raised access floors and three compartment perimeter skirting trunking. The space is divided into an open plan area plus two smaller offices, a glass partitioned meeting room, kitchen and male and female WCs.

At lower ground floor level there is a secure gated car parking area with parking spaces available by separate negotiation.

ACCOMODATION

Open plan office 1 111.4 sqm (1199 sqft)
Office 2 25.5 sqm (275 sqft)
Office 3 6.0 sqm (65 sqft)

Office 4/ Meeting room 40.2 sqm (432 sqft)

Server Rm/ Store 15.5 sqm (167 sqft)

Store 2 4.5 sqm (48 sqft)

Kitchen 14.0 sqm (151 sqft)

Male and Female WCs

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

TERMS

The office is available by way of a new FRI lease for a minimum term of 3 years at a rent of £36,000 per annum. Up to 16 car parking spaces are also available to let on site by way of separate negotiation.

BUSINESS RATES

The property currently has a rateable value of £26,750 (2023 list). Interested parties are advised to obtain more information by visiting www.voa.gov.uk or calling North Yorkshire Council.

SERVICE CHARGE

The new tenant will be required to contribute a fair proportion towards the maintenance and Management costs of the building. The tenant will also be required to contribute a fair proportion toward the cost of the building insurance.

ENERGY PERFORMANCE RATING

The property has an EPC rating of C (69)

VIEWING

Strictly by appointment through the letting agents



Carling Jones - contact a member of the team at the Skipton office on 01756 799163.

VAT

Not applicable

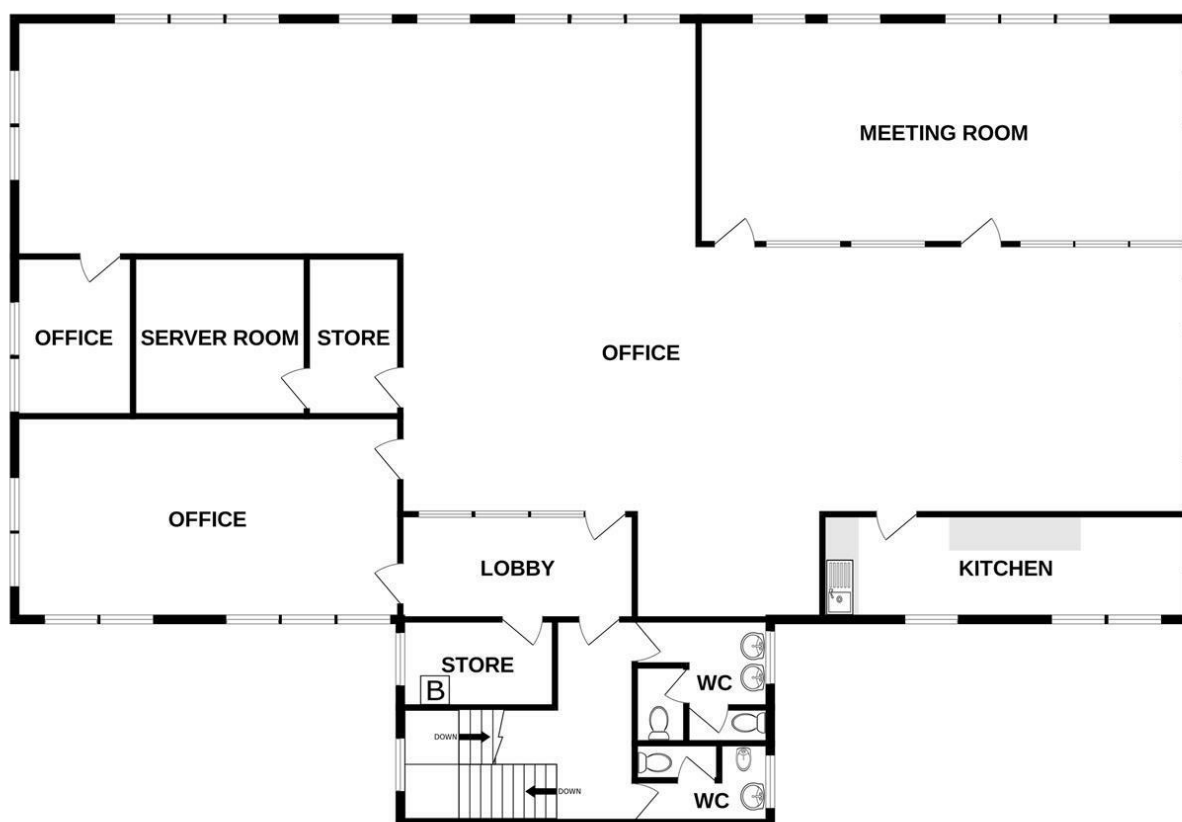
SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers 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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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.