



SAPPHIRE COURT

A629 Keighley Road Skipton BD23 3BT

A DEVELOPMENT BY



To Let Brand New
Industrial Units
from **1,000 to 7,500 sq ft**
(92.9 to 697 sq m)



OVERVIEW

Extending to 3.30 acres, planning permission has been obtained for over 40,000 sq ft of brand new industrial stock to be delivered at Sapphire Court with units ranging from 1,000 – 7,500 sq ft.

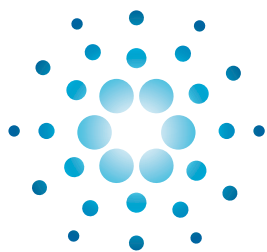
The development is one of the most anticipated industrial estates in the region and provides much needed commercial accommodation in an area that has been suffering from a severe lack of supply for many years.

'Immediately adjacent to the main development site, there are plans for an additional 0.45 acres to the west to be made available as part of phase 2 development'



**SAPPHIRE
COURT**

SITEPLAN



SAPPHIRE COURT

SPECIFICATION

The units will be of steel portal frame construction finished to a shell specification and will benefit from:

- Profiled insulated roof cladding including roof lights and solar PV panels
- External elevations of partial split faced coursed stonework with profile composite metal cladding above
- Eaves height up to 6.00m to underside of haunch
- 3.00m wide x 4.50m high electrically operated secure roller shutters
- External signage board
- Disabled WC and kitchenette facilities
- Air source heat pumps
- LED lighting and emergency lighting
- Fibre internet connection available
- EV car charging points
- 3 phase electricity supply
- Floor loading: Block stacking 40 kN/m², Pallet racking leg load 30 kN
- BREEAM rating 'Very Good'

ACCOMMODATION

Unit No	Total	sq m	sq ft	CPS
1	1	697	7,500	10
2	1	593	6,383	14
3 & 4	2	337	3,627	6
5	1	194	2,088	5
6	1	191	2,055	5
7	1	167	1,797	5
8 & 12	2	112	1,250	3
9 - 11	3	100	1,076	3
13 & 16	2	112	1,250	4
14 & 15	2	100	1,076	4
17-19	3	140	1,507	4
TOTAL	19	3,884	41,807	94



RENT

Rent on application.

Rents quoted exclude utilities, business rates (if applicable), building insurance and contents insurance.

SERVICE CHARGE

A service charge will be payable. Details upon request.

TERMS

The units are offered To Let by way of a new Full Repairing & Insuring lease for a term to be agreed.

VAT

All figures quoted subject to VAT at the prevailing rate where applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred in connection with any transaction.

BUSINESS RATES

To be agreed.

EPC

Available upon completion.



SAPPHIRE COURT



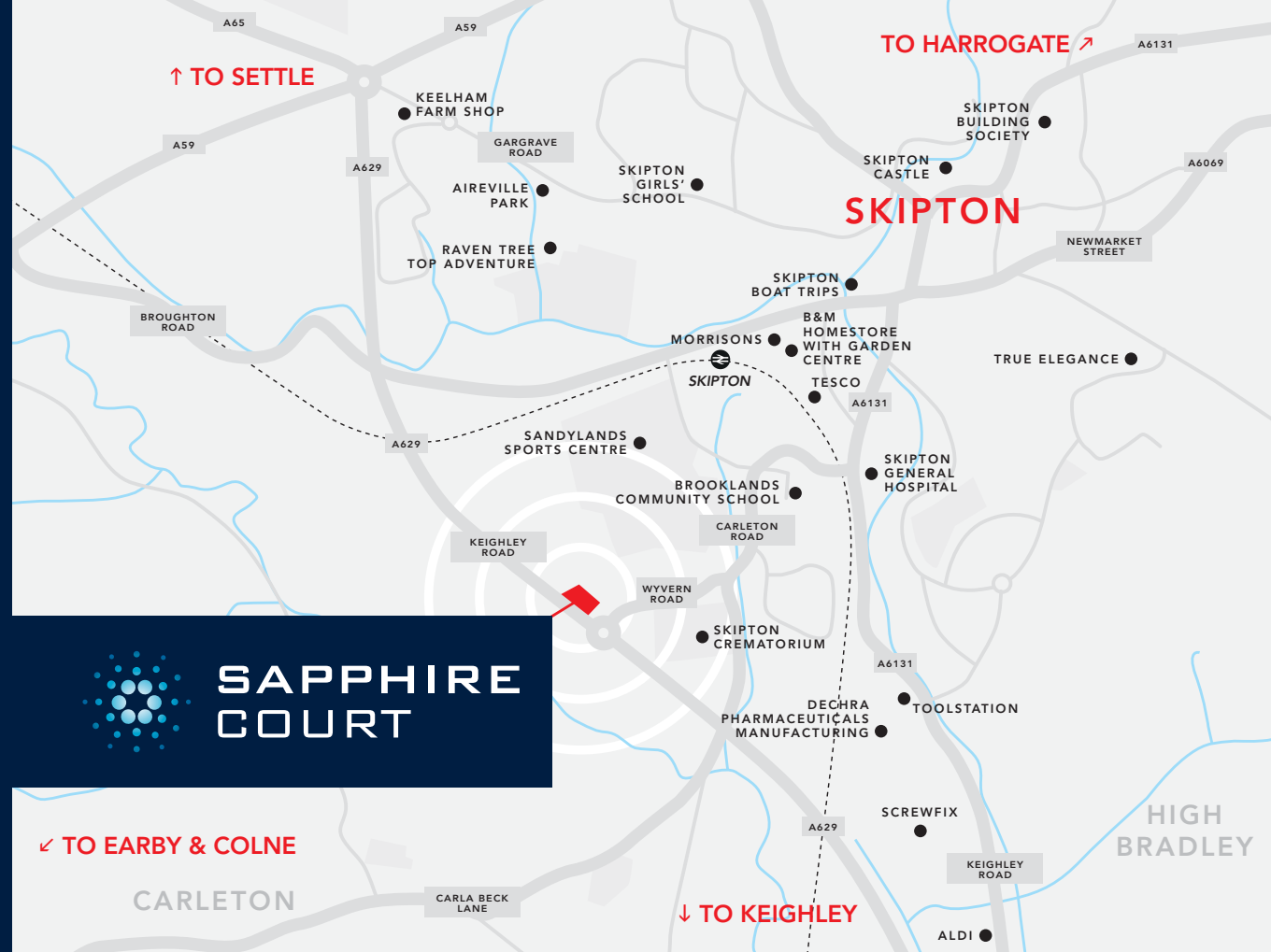
LOCATION

Located 1 mile to the south west of Skipton Town Centre and 1 mile from the A59/A65 junction, Sapphire Court is accessible from the newly built A629/Wyvern Road roundabout to the south. The site offers extensive frontage to the A629 Keighley Road which is ideal for trade counter operators, logistics / distribution and general industrial occupiers alike.

The development is strategically positioned to service the Aire and Wharfe Valleys, the wider Craven district, East Lancashire and West Yorkshire. Keighley is only 10 miles to the south east via the A629. M606/M62 motorway access via Bradford is located approximately 24 miles to the south east via the A629/A650. The M1 to the south of Leeds is located approximately 33 miles to the east. The M65 Colne is 11 miles to the south west.

APPROXIMATE DRIVE TIMES

KEIGHLEY	COLNE	SETTLE	BRADFORD	LEEDS	M65	M606	M62
15 MINS	25 MINS	30 MINS	40 MINS	70 MINS	26 MINS	45 MINS	48 MINS



SAPPHIRE COURT



VIEWING

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