

# Flexible Business Premises To Let 1514.8 sq m (16,306 sq ft)

- Premises recently refurbished, comprising works with good offices.
- Good on site parking plus delivery access
- Rent £100,000 pa exclusive – Immediately available



Units 3 & 4, The Business Centre, Snaygill  
Industrial Estate, Skipton, BD23 2QR

First Floor, 35 The Grove, Ilkley, LS29 9NJ  
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## Location & Description

Situated on Snaygill Industrial estate on the southern edge of Skipton with good transport links to the surrounding area and motorway network, the property comprises a general commercial/industrial unit (two adjoining/interlinked buildings) of eaves height approx 5.0m (4.2m to haunches), having loading access to 2 sides and with good quality offices to the front at first floor level (reduced works height below).

The offices (currently part fitted as furniture showrooms) have suspended ceilings with recessed lighting, and the benefit of air conditioning units. Access to the building is available on 3 sides, offering good parking, and access (front loading doors currently not used).

FLOOR AREA	Sq. m	Sq. ft
Warehouse/Works (full height)	947.1	10,194
Warehouse/Works (reduced height)	284.7	3,065
<b>Total Ground Floor</b>	<b>1231.8</b>	<b>13,259</b>
First Flr Office	283.0	3,046
<b>TOTAL</b>	<b>1,514.8</b>	<b>16,306</b>
Demountable mezzanine	135.6	1,460

(All areas Gross internal).

## Services

Mains services are available and installed, including sprinkler system.

Heating is via a solid fuel unit and gas radiant units to the main workspace with a/c units to the offices.

## Business Rates

Rateable Value £54,000 (wef 1<sup>st</sup> April 2023)

## Lease

The property is available to let on a new tenant full repairing and insuring lease for a minimum term of 3 years at an initial rent of £100,000 pa exclusive. Vat is applicable.

## EPC

The property has an EPC rating of C (74)

## Viewing

With sole agents **Alastair McDowell**

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