



MODERN OFFICE BUILDING – TO LET

Gateway House | Gargrave Road | Skipton | BD23 1UD

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SUMMARY

- 80,504 sq ft (7,479 sq.m)
- Attractive historic North Yorkshire market town
- Excellent access to Skipton town centre and onto the Skipton Ring Road
- High Quality Office Development
- BREEAM rated “very good”
- Constructed in 2009
- 3 storey modern office building
- Excellent staff catering facilities
- 311 car parking spaces (1:259 sq.ft.)





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LOCATION

Skipton, with a population of 14,800 persons, is an attractive historic North Yorkshire market town known as the Gateway to the Yorkshire Dales. The town is 24 miles (38.6km) north west of Leeds, 8 miles (12.9km) north of Keighley, 20 miles (25.7km) west of Harrogate and 38 miles (61.2km) west of York. The town is located at the intersection of two principal trunk roads, the A65 and A59, providing a direct link with East Lancashire, Cumbria and West Yorkshire.

There are also good train links, with Skipton Railway Station providing direct train services to Bradford, Leeds, Carlisle, Lancaster and London Kings Cross.

Skipton is home to the district's largest employers, many of which are world leaders in their field. Skipton Building Society is the largest employer with over 2,300 employees. Other major employers in the area include Computershare, Silver Cross, J.N. Bentley Civil Engineering and JBA Consulting.

The town was listed in a Sunday Times report in 2018 as one of the best places to live in Northern England.



SITUATION

The property is located on Gargrave Road, approximately 0.5 miles (0.8km) from Skipton Town Centre. It is situated opposite Craven College and in close proximity to Craven Swimming Pool.

It occupies a semi-rural location, benefitting from good access directly to the town centre and onto the Skipton Ring Road.

DESCRIPTION

Gateway House comprises a high-quality office development constructed in 2009 in two wings with a central service core. It has been built to an exceptionally high standard and is BREAM rated "very good". Features include:-

- passive chilled beam cooling
- raised floors
- category 3 lighting
- biomass boilers
- roof mounted solar panels
- photovoltaic panels on the elevations

At ground floor, the property benefits from a large reception at the main entrance with security barriers, a good sized staff catering facility, mailing room as well as training and meeting rooms. At first, second and third floor the property benefits from 2 large mainly open place office suites on each floor with meeting rooms.

Externally there are 311 car parking spaces, being a ratio of 1:259 sq.ft.

Given the quality of the accommodation and its semi-rural location providing attractive views, it offers an excellent working environment.



ACCOMMODATION

Floor	sq.m	sq.ft.
Ground	1,787	19,235
First	2,331	25,091
Second	2,234	24,047
Third	1,127	12,131
Total Net Internal Area	7,479	80,504

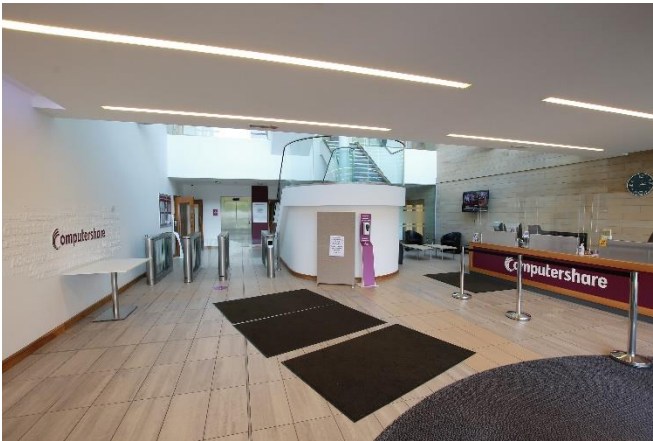
TERMS

Rent on Application

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Our clients may consider letting the property on a floor by floor basis.

The property is currently let to Computershare Ltd on an overriding lease but they are under utilising the space. Following discussions between landlord and tenant there is an opportunity to regear the existing lease and release surplus accommodation or possibly offer the whole of the building subject to a relocation of the existing tenant.



RATEABLE VALUE

We understand the current rateable value of the property is £515,000.

EPC

Awaiting assessment

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION / VIEWINGS



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Subject to Contract
June 2022

Misrepresentation Act

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