

# TO LET

Warehouse, Storage & Office Accommodation  
with Ample Yard & Car Parking  
8,796 sqft (817 sqm)



**RENT - £50,000 PER ANNUM EXCLUSIVE**

- **Substantial warehouse, storage and office accommodation**
- **Situated within the popular village of Cononley**
- **Spacious yard and car parking**
- **Suitable for a variety of commercial uses**

**UNIT 1, CONONLEY BUSINESS PARK, CONONLEY  
NORTH YORKSHIRE, BD20 8LG**

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## Location

The property is very accessible being situated only a short distance from the A650, approximately 5 miles to the north of Keighley and 2 miles to the south of Skipton. The M65 is approximately 10 miles to the west providing access to the M61, M6 and M60.

## Description

The property comprises industrial premises being a mix of full height manufacturing, warehouse and storage in addition to a two storey office amenity. Externally there is a good sized service yard and car parking area.

## Accommodation

### Internal

#### Ground Floor

Warehouse  
5,619 sqft      522 sqm

Production Room  
180 sqft      17 sqm

Production Room  
262 sqft      24 sqm

#### First Floor

Office  
783 sqft      73 sqm

Production Area  
1,954 sqft      182 sqm

### External

Ample yard area and parking

## Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Printing works & premises  
Rateable Value: £39,350  
Uniform Business Rate for 2024/2025: £0.499

## Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01756 700600, email: [planning@cravendc.gov.uk](mailto:planning@cravendc.gov.uk)

## Terms

The property is available to let by way of an assignment on an existing lease to January 2027. For further details please speak to the agents.

## Guide Rent

£50,000 per annum exclusive

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9288-2851-2001-1846-9150>

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

## Further Information

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