

WAREHOUSE TO LET



THE BARRETT BUILDING AIREDALE BUSINESS PARK, SKIPTON, BD23 2TZ

- 5,900 sq.ft. (548 sq.m)
- Available as a whole or part thereof (4,395 sq.ft)
- 2 miles south of Skipton Town Centre
- Established industrial location

Tel: 0113 244 9020 / www.bht.uk.com

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 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.

The property is situated approximately 2 miles (3.2km) south of Skipton town centre with access off Keighley Road, one of the main arterial routes into the town centre.

Airedale Business Centre forms one of the principal industrial locations in Skipton with occupiers including Howdens, Health Innovation, Principle Healthcare and S&J Polythene and Paper. There are also a number of retailers and showrooms occupying the Business Centre including Mitsubishi, Ford, Mercedes Benz, Aldi and McDonalds.

DESCRIPTION

The property is a steel portal frame warehouse with an eaves height of 4.7m (15'4"), brick built to 1.5m (4'11") and thereafter clad in profile metal cladding. The roof is of steel metal cladding incorporating translucent rooflights. There is a roller shutter with servicing from both the front and rear as well as access via a side door. The unit also benefits from wc facilities.

ACCOMMODATION

The property has an approximate Gross Internal Area of 5,900 sq.ft. (548.1 sq.m).

There is the option to take the whole of the unit or only part totalling 4,395 sq.ft (408.3 sq.m).

TERMS

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

RENT

Whole unit totalling 5,900 sq.ft	£35,000 per annum
Part unit totalling 4,395 sq.ft.	£28,500 per annum exclusive

RATES

We understand the approximate rates payable is £12,222 pa.

Interested parties are advised to check with the Local Rating Authority for confirmation.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (80). A copy of the EPC is available on request.

LEGAL COSTS

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

VAT

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

FURTHER INFORMATION/VIEWING

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Subject to Contract
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Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Braeknridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.