



Industrial warehouse unit To Let

Unit 1/8, Millennium Road, Airedale Business Centre, Skipton, BD23 2TZ
Circa. 18,348ft² (1672.25m²)

Overview

- Industrial / warehouse unit
- Situated within an established and popular estate
- Four roller shutter doors
- Good quality office / reception provision
- Good yard and parking area
- Located directly adjacent to A6131
- External canopy





Location

The premises are situated on an established industrial estate just off Keighley Road, one of the main arterial routes into the market town of Skipton. Positioned approximately 15 miles north west of Bradford, the M62 motorway is accessible via the M606 and provides links to Manchester and Liverpool to the west and Leeds and Hull to the east.

Approximate drive times

Location	Time
Bradford	30 minutes
Leeds	60 minutes
Keighley	15 minutes
M606	40 minutes
M65	25 minutes

Description

Unit 1/8 comprises a manufacturing warehouse with offices which has been extended to the east in the early 1990s. The original warehouse and extension benefit from eaves height of 4.65m and 4.00m respectively. The units are connected by a small ramped area and function as a single unit.

The warehouse benefits from the following specification:

- Translucent roof panels.
- Suspended halogen lighting.
- Internal blockwork elevations to a height of 0.56m and corrugated metal sheet above.
- Four roller shutter doors.

Terms

The property is available by way of sub lease or assignment.
Rent available on application.

Accommodation

The accommodation is measured on a gross internal floor area basis as follows:

Floor	Description	Area ft ² /unit	Area m ² /unit
Ground	Warehouse	8,614	800.2
Ground	Warehouse extension	7,517	698.4
First	Mezzanine offices	2,217	205.9
	Total	18,348	

Legal Costs

Each party is to be responsible for their own legal fees incurred in connection with the completion of any transaction.

Energy Performance Certificate

A full copy of the Energy Performance Certificate is available upon application.

Rateable Value

All enquiries should be directed to the local rating authority, Craven District Council, which can be contacted on; 01756 700 600.

Viewing

By prior appointment through the sole agent, Atkinson Associates as per below;

Mike Atkinson;  mike@atkinsonassoc.co.uk
 07714 896045

Rory Stead;  rory@atkinsonassoc.co.uk
 07773 173023



River House, Wharfebank Mills, Otley, LS21 3JP



01943 666955

Particulars dated 16th of April 2019.

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