

Grade A Offices To Let 99.4 sq.m (1,070 sq.ft) to 341.6 sq.m (3,677 sq.ft)

- Premium quality accommodation
- 2nd floor 242.2 sq.m/2,607 sq.ft
- 3rd floor mezzanine 99.4 sq.m/1,070 sq.ft
- On site parking available
- Convenient for all amenities



Second & Third Floor, Birkbeck, Water Street,
Skipton, BD23 1PB

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

Birkbeck comprises an imaginative restoration and refurbishment of this striking period building and which today provides what is probably the best specification office accommodation in the town – individual suites of various sizes offering flexibility and a superb working environment.

The premises have been finished to a superb standard, carpeted with under-floor heating (individual thermostat) the specification including:-

- Video intercom entry system and full security.
- Passenger lift.
- Perimeter trunking to walls and with high efficiency lighting.

The property is centrally located within Skipton town centre (100 m to the High Street), close to all amenities and within easy walking distance of rail/bus stations.

In addition to private parking available on site there are large capacity public car parks nearby (contract parking available).

Rent

On application

Accommodation

2nd Floor: 242.2 sq.m (2607 sq.ft)

3rd Floor: 99.4 sq.m (1070 sq.ft)

Will split – please enquire

VAT

VAT is applicable

Terms

The offices are immediately available to let for periods to be agreed (typically minimum 3 year lease – L & T Act provisions for automatic renewal rights excluded).

A service charge is applicable covering maintenance/cleaning of all common areas/MCs, heating, security, insurance and external repairs (subject to annual uplift).

Parking

Dedicated parking spaces are available (annual licence) - £600 p.a. each.

Business Rates

RV - £34,5000 (second & third floor total)

EPC

TBC

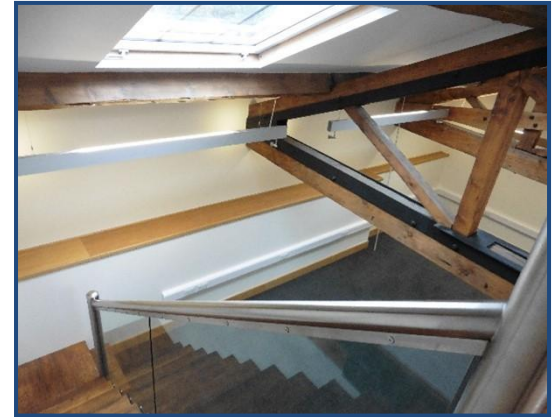
Viewing

With sole agents **Alastair McDowell**

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