

Fully refurbished modern 2 storey offices with parking, may divide – 1,571 SqFt (146 SqM)

- Newly refurbished
- 2 storey office space
- WC and Disabled WC
- Designated parking with ample estate parking
- 2 Kitchenettes
- Electric wall heaters
- Approximately one mile away from Skipton town center
- May divide



3 Carleton Business Park, Carleton
New Rd, Skipton, BD23 2DE

First Floor, 35 The Grove, Ilkley, LS29 9NJ
Email: mike@atkinsonassoc.co.uk

Location

Unit number 3 is in the corner of Carleton Business Park on the popular Sandylands Business Centre near the bowling alley, fitness centre and Bullough's cleaning service. Walking distance from the train station and town centre.

	Drive Time	Distance (miles)
Skipton	5 mins	1
Keighley	18 mins	9.4
M65	30 mins	12
Bradford	40 mins	19
Leeds	1 hour 10 mins	27

Description

the 2-storey office unit has been refurbished to a very high standard including-

- Kitchenettes on both floors
- New carpets and decoration
- WCs on both floors
- Electric wall heaters
- Perimeter trunking

There are 3 designated car parking spaces and ample parking on the main estate.

Consideration will be given to letting the property on a floor-by-floor basis

Accommodation

	M ²	FT ²
Ground Floor	74.64	803
First floor	71.39	768
Total	146.03	1,571

Terms

Rental terms on application

VAT

VAT is applicable

EPC

Available on request

Rateable Value

We understand that the current rateable value is £11,750.

We advise you contact the local rating authority to confirm these values and address any queries with them.

Service charge

Is applicable and information available on request

Viewing

By prior appointment - Mike Atkinson

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