

# Modern Commercial Unit To Let (immediately available)

- Versatile commercial unit comprising:
- First floor office
- Ground floor workshop/storage
- 4 private parking spaces
- Established popular location just off Aire Valley Trunk Road



12 Belton Road, Silsden, BD20 0EE

First Floor, 35 The Grove, Ilkley, LS29 9NJ

Email: [mike@atkinsonassoc.co.uk](mailto:mike@atkinsonassoc.co.uk)

## Location/Description

Belton Road represents an established commercial location on the outskirts of Silsden, just off the A629 Aire Valley Trunk Road linking Keighley to Skipton.

No 12 comprises a modern 'Hybrid' unit comprising workshop/storage accommodation at ground floor (presently part glazed partitioned to provide small meeting room with adjoining staff rest room at the side), the first floor being a largely open plan light and airy office, again part glazed partitioned to create 3 additional small private rooms to the rear.

Access on ground floor is via personnel and wide roller shutter door, the offices being light and airy with large windows front and rear.

Parking is available to the immediate frontage (3) with a further dedicated space opposite.

## Accommodation

	M <sup>2</sup>	FT <sup>2</sup>
Workshop/Storage – Ground Floor	111.5	1,200
Offices – First Floor	111.5	1,200
<b>TOTAL (gross internal area)</b>	<b>230.0</b>	<b>2,400</b>

The property has the benefit of gas central heating.

## Service Charge

The tenant will be responsible for payment of an estate service charge (approx £300 pa)

## Terms

Leasehold – the subject property is offered To Let on a new, full repairing and insuring lease for a term to be agreed .

## Rent

Quoting rent - £19,500 per annum exclusive

## Rateable Value

RV £14,750 (Source - VOA website). All interested parties are advised to check with the Local Authority as to their rates liability.

## VAT

VAT will be charged on any figures quoted.

## EPC

C (51)

## Legal Costs

Each party will be responsible for their own legal costs.

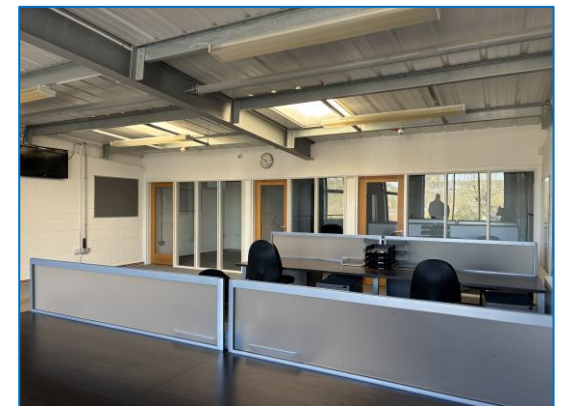
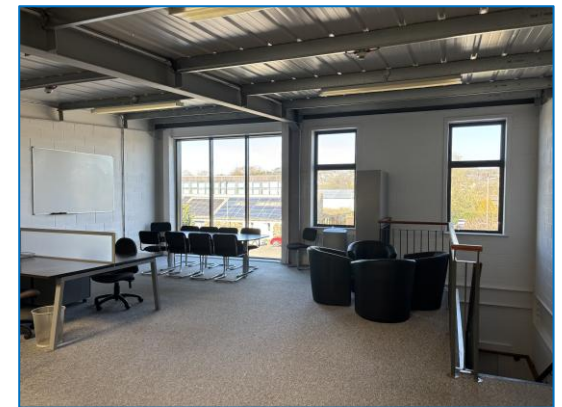
## Viewing

By prior appointment with the sole agents - (ref Alastair McDowell)

**E: [alastair@atkinsonassoc.co.uk](mailto:alastair@atkinsonassoc.co.uk)**

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