



- Rare opportunity
- Circa 7.5M eaves height
- Excellent turning/yard area
- 5 loading doors
- Ample car parking
- Goods and personnel lifts
- First floor offices, meeting room and showroom
- Mezzanine storage on 2 levels

Units 10 & 11 Union Business Park,  
Snaygill Industrial Estate, Keighley Road, Skipton,  
BD23 2QR

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

The premises are situated on Snaygill 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 is accessible via the M606 and provides links to Manchester and Liverpool to the west and Leeds and Hull to the east.

## Description

The property consists of 2 linked high bay modern warehouses with ancillary offices, showrooms and additional storage on two mezzanine levels.

A total of 5 loading doors service the property via 2 secure yard areas, with ample turning for HGV's and a dedicated car park.

## Accommodation

	Sq M	Sq Ft
Ground floor warehouse	2,329	25,077
First floor offices, showrooms and mezzanine storage	634	6,828
Second floor mezzanine storage	654	7,044
<b>TOTAL</b>	<b>3,617</b>	<b>38,949</b>

## Rateable Value

We understand that the current rateable value is £151,000.

We advise that all interested parties contact the local authority for confirmation of rates payable.

## EPC

Available on request.

## Terms

The property is available by way of an assignment of the current lease or a sub-letting may also be considered. More details on request.

## Quoting Rent

£190,000 per annum.

## VAT

Rents are quoted exclusive of VAT which is payable.

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on tenants where required.

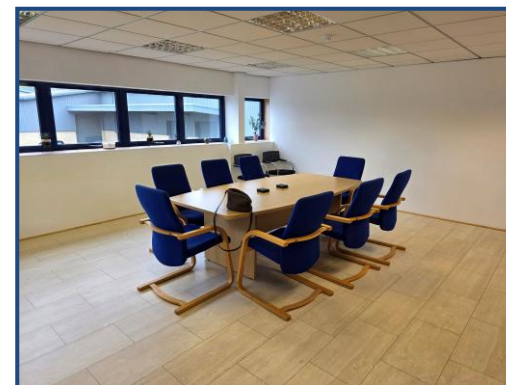
## Agents

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