

- Rare freehold opportunity
- Prominent roadside site
- Refurbishment/break up potential
- Ample external areas
- 2 storey offices
- Access potential off Keighley Road
- Popular estate



Snaygill Industrial Estate, Keighley Road, Skipton,
BD23 2QR

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

Location

The premises form the most northern section of the Guyson Headquarters Snaygill site and are situated adjacent to Keighley Road and opposite Skipton Hotel.

Snaygill Industrial Estate is the prime estate in the Craven area with other occupiers including, Dechra Plc, Mobili, Oldfield Electrical, Screwfix, Myers Builders Merchants, Toolstation and Whitakers Chocolates.

Distance/Drive Times

	Miles	Time
Colne M65	13 Miles	30 Mins
Bradford M606	20 Miles	50 Mins

Accommodation

(measured on a gross internal area basis)

	M ²	FT ²
Ground Floor Factory	2,820	30,358
Link (offices, showroom, reception & ancillary)	222	2,390
Ground Floor Office	438	4,719
First Floor Office	438	4,719
TOTAL	3,918	42,186

Rateable Value

The property will need to be re-assessed for rating purposes.

EPC

Available upon request.

Terms

The freehold of the property is available with **offers invited in the region of £2,000,000.**

VAT

VAT is payable.

Legal Costs

Each party will be responsible for their own legal costs.

Anti-Money Laundering (AML)

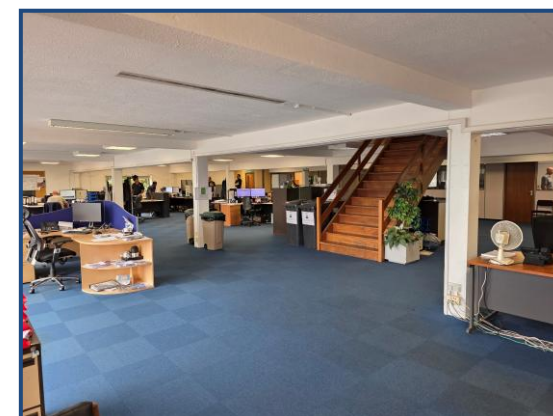
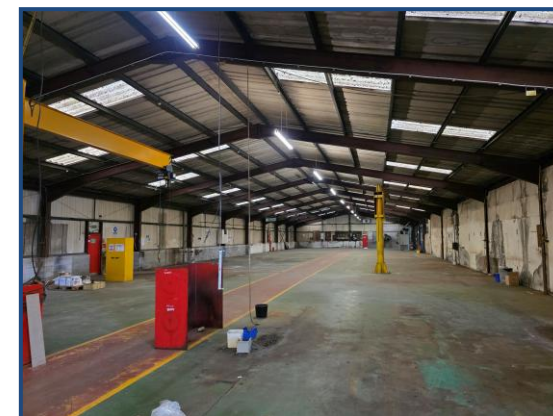
In accordance with anti-money laundering, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

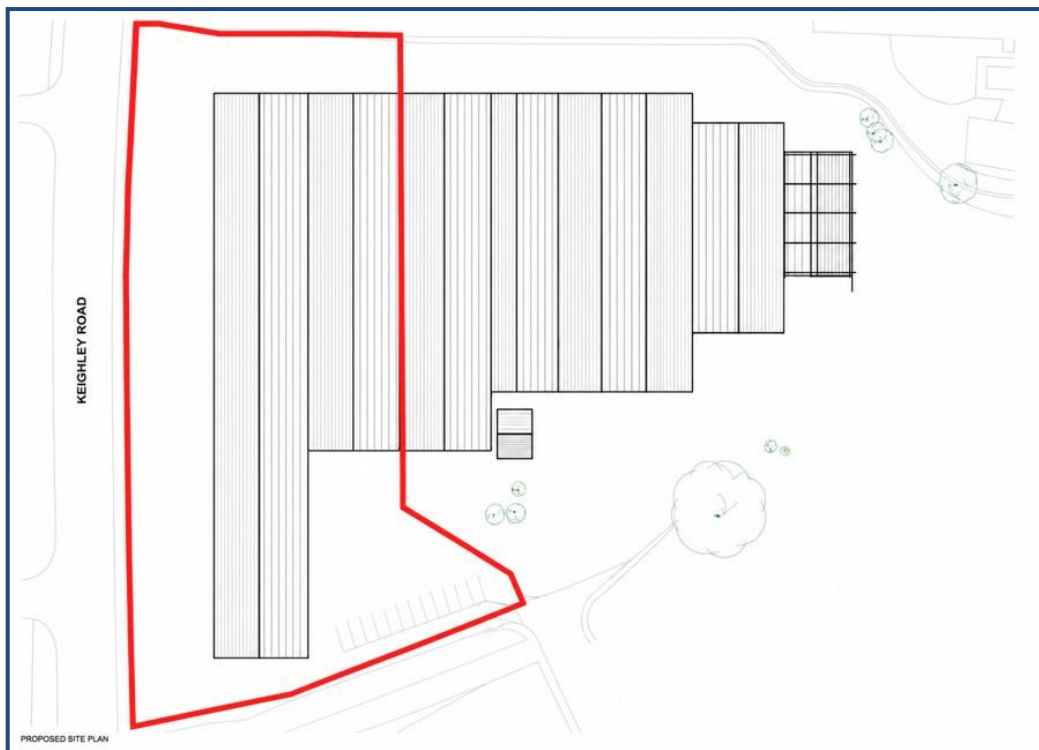
Viewing - By prior appointment - Mike Atkinson

E: mike@atkinsonassoc.co.uk

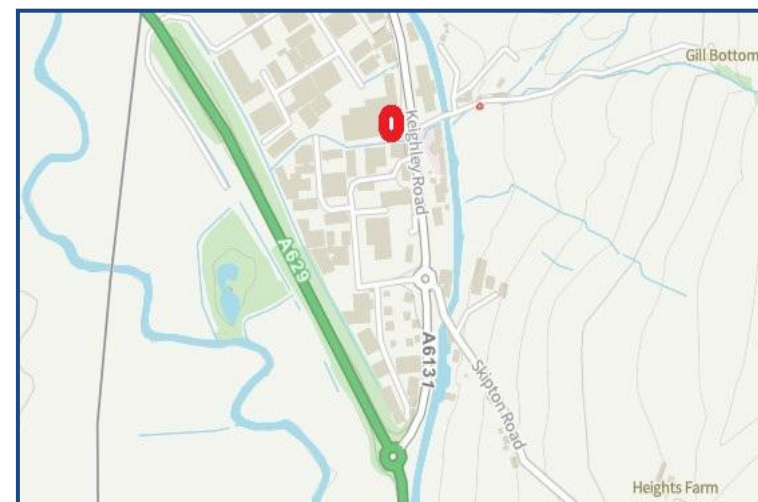
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Site Plan – Indicative only



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