

# Birkbeck

Water Street • Skipton • BD23 1PB



## To Let

**Outstanding office suites**

From **317 – 931 sq ft** with controlled on site parking

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## Stand Out...

A quite superb restoration of a striking period building, Grade II listed and now providing possibly the finest small office suites in the district. Embarked upon in 2012 the project set out to create the very finest office environment for the current owner who occupies the most part of the building. Intelligent re-modeling internally has allowed for the creation of a small number of quality office suites which have been made available to let and will appeal to those who seek the very highest of standards.

The quality of finish and meticulous attention to detail is truly impressive. A most desirable working environment has been created.



## Specification

- Entrance lobby with video intercom entry, mail facilities and passenger lift
- High quality joinery finishes and décor.
- Underfloor heating, quality carpet floor coverings – individual thermostats to each office
- High acoustic wall and ceiling performance
- Suspended ceiling with suspended LG7 high efficiency lighting – all with movement sensors
- Perimeter trunking for power and cabling – prewired for telephone and broadband
- Bespoke tea points to each office with microwave, fridge and instant boiling water
- Male and female wc facilities
- Controlled on site parking
- Individual office burglar alarms

## Terms

Office suites are now available to let for periods to be agreed. Terms, rents and service charges are available upon request.

# High Quality Refurbished Office Accommodation

Suites from  
317 - 931 sq ft (29.4 - 86.48 sq m)  
with controlled on site parking

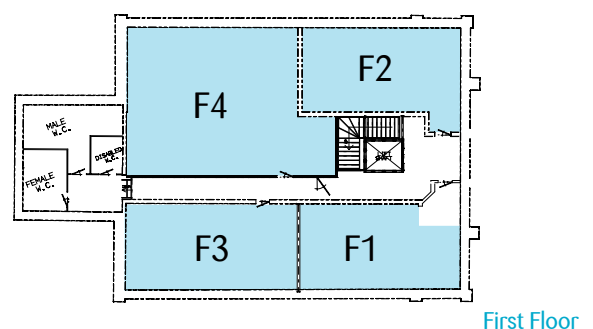
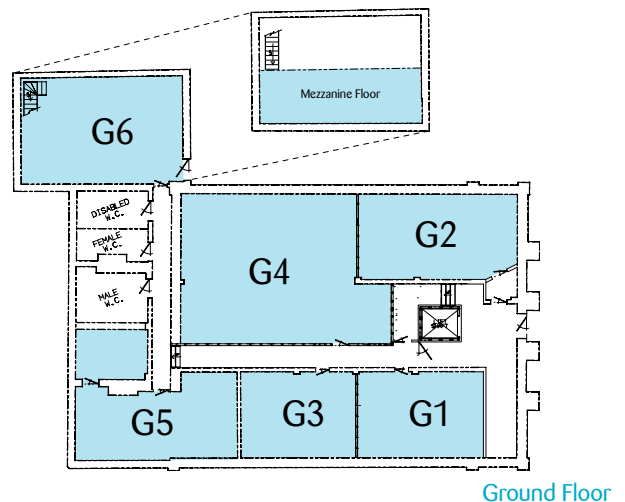


## Accommodation

Options are available at ground and first floor with offices available from a little over 300 square feet. Flexibility of design allows for the creation of options up to 2,500 sq ft if needed.

Ground Floor	Sq Ft	Sq M
Office G1	321	29.79
Office G2	431	40.03
Office G3	317	29.40
Office G4	931	86.48
Office G5	505	46.93
Office G6 (including Mezzanine)	810	75.20
<b>Ground Floor Total</b>	<b>3,315</b>	<b>307.83</b>
First Floor	Sq Ft	Sq M
Office F1	464	43
Office F2	472	44
Office F3	487	45.23
Office F4	925	85.89
<b>Total</b>	<b>2,348</b>	<b>218.12</b>

## Floor Plans



## Gateway to the Dales...

Situated on the southern boundary of the Yorkshire Dales National Park Skipton provides a stunning business setting. A thriving and affluent market town favoured by some 350 businesses, Skipton and the immediate district of Craven continues to grow. An award winning high street with vibrant mix of shops, restaurants and traditional pubs along with a famous weekly market attracts many. Desirable residential areas and schools of excellent repute are a strong attraction along with a location adjacent to the A65 and A59 which link the business centres of West and North Yorkshire, East Lancashire and Cumbria.

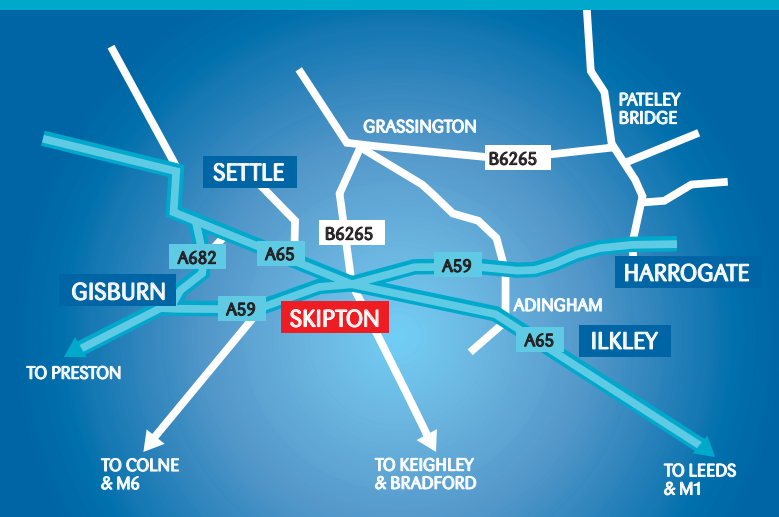
A bus and railway station, provide local and national services. The offices have an excellent position in the town centre being highly visible and accessible but equally a few hundred metres away from the hustle and bustle of the high street. All the town's amenities car parks and bus/rail station are within reasonable walking distance.



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## Sat Nav Ref: BD23 1PB



## Energy Performance Certificate

Following completion of the restoration the building has achieved an energy performance asset rating B which is rarely seen in a building of this nature and highlights the measures taken in creating this outstanding office facility.

## See for Yourself...

Personal viewings are now available. Please call the agents to make an appointment.

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