

**Bradford Office**

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Little Germany  
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BD1 5BD  
01274 398729

**Ilkley Office**

The Estate Office  
10 Castle Yard  
Ilkley  
LS29 9DT  
01943 968522

**Keighley Office**

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
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# TO LET

## Industrial Unit

Recently Refurbished and situated within a Favoured Business Park on the fringe of Skipton  
In all 10,575 sqft (983 sqm)



**GUIDE RENT - £55,000 PER ANNUM EXCLUSIVE**

- Refurbished unit available immediately
- Excellent location
- Adjacent to recently opened branch of Screwfix
- Clear working height 13'
- Service yard and car parking

**UNIT 1B UNION BUSINESS PARK, SNAYGILL INDUSTRIAL  
ESTATE, KEIGHLEY ROAD, SKIPTON, BD23 2QR**

# UNIT 1B UNION BUSINESS PARK, SNAYGILL INDUSTRIAL ESTATE, KEIGHLEY ROAD, SKIPTON, BD23 2QR

## Location

The property is located within the Snaygill Industrial Estate which lies to the immediate South of Skipton Town Centre accessible via Keighley Road (A6131) and within close proximity to the A629 a principal arterial route connecting the towns and business centres of Airedale.

## Description

The property comprises an industrial unit semi detached with accommodation planned across a raised ground floor extending in all to 10,575 sqft. Externally there is a surfaced service yard providing loading, turning and parking amenity.

## Accommodation

### Internal

#### Ground Floor

Works accommodation accessible via two roller shutter access doors (raised docks), plus personnel door. Clear working height 13'. Good natural light.

10,575 sqft    983 sqm

### External

Surfaced service yard providing turning, loading and parking amenity

## Rateable Value

To be confirmed

## Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

## Planning

With the subject property in mind we understand from the local planning authority that planning permission was granted in October 2019 (2019/20786/FUL) for part change of use and subdivision to form 2 no class B2 (general industrial) units and one B8 (storage and distribution) unit. The subject property is one of the described B2 (general industrial) units.

We do recommend interested parties make their own enquires with regards their specific use to the local planning office on [www.cravendc.gov.uk](http://www.cravendc.gov.uk) or call 01756 700600

## Terms

The property is available to let for a period of years to be agreed. Terms will be full repairing and insuring.

## Guide Rent

£55,000 per annum exclusive

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/7677-9832-9761-5079-8448>

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

## Further Information

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Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

