Temple Chambers Russell Street Keighley BD21 2JT 01535 600097



Modern High Quality Office Accommodation within Restored Landmark Mill Building 4211 sqft (391 sqm)



# BELLE VUE SQUARE, BROUGHTON ROAD SKIPTON, BD23 1FJ

www.hayfieldrobinson.co.uk

# BELLE VUE SQUARE, BROUGHTON ROAD SKIPTON, BD23 1FJ

#### Location

The property is located on Broughton Road lying a short distance from the Town Centre of Skipton. A delightful location adjacent to the canal.

There are a number of retailers in immediate locality including Morrisons, B&M and Majestic Wine. The town centre and railway station are both a short walk away.

### Description

A five storey former mill building, truly impressive and certainly providing an superior business identity. Comprehensively restored it now provides in the main office accommodation. The east wing has been converted to luxury apartments.

This 4th floor office is provides primarily open plan accommodation with some excellent glazed cellular offices and a kitchen/breakout area.

Access is from communal core with secure entry, and two passenger lifts. Communal areas incorporate ample welfare facilities.

### **Rateable Value**

Please enquire.

#### Terms

The property is available to let for a period of years to be agreed.

#### **Guide Rent**

On application - options available

#### EPC

https://find-energy-certificate.service.gov.uk/energycertificate/0651-9646-4079-5103-1503

#### 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.

#### **Further Information**

Lisa Throupe 01535 600097/07966 300501 lisa@hayfieldrobinson.co.uk

lan Hayfield - 07966 336616 jjh@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617 ejr@hayfieldrobinson.co.uk

## www.hayfieldrobinson.co.uk

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.



Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.

