

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
**01535 600097**



# TO LET

Modern Business Unit with Private Car Parking  
Favoured Business Park on the fringe of Skipton  
2,218 sqft (206 sqm)



**GUIDE RENT - £25,000 PER ANNUM EXCLUSIVE**

- **Versatile accommodation planned across two floors**
- **Favoured location**
- **Excellent private car parking**

**UNIT 7 CARLETON BUSINESS PARK, CARLETON NEW ROAD,  
SKIPTON, BD23 2DE**

# UNIT 7 CARLETON BUSINESS PARK, CARLETON NEW ROAD, SKIPTON, BD23 2DE

## Location

The property is situated on the favoured Carleton Business Park to the immediate south west of Skipton Town Centre. It is within easy reach of the town centre and its amenities including bus and rail stations. The A629 is accessible close by providing fast access to all Airedale towns and business centres.

Bradford 18 miles, Leeds 27 miles, M65 (Colne) 13 miles.

## Description

The property comprises modern business premises planned across two floors. From an entrance lobby at ground floor there is largely open plan office accommodation plus kitchen, shower/wc and additional accessible wc. To the first floor there is further open plan accommodation and a partitioned office.

For comfort gas fired central heating and double glazing is installed. Externally there is a tarmac surfaced car park providing ample car parking for both staff and visitors. For security the car park is enclosed and gated.

## Accommodation

### Internal

#### Ground Floor

Entrance lobby opening to office incorporating kitchen, shower/wc and accessible wc.

1,109 sqft      103 sqm

#### First Floor

Open plan showroom/office accommodation plus private office

1,109 sqft      103 sqm

### External

Tarmac surfaced car parking

## Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Showroom & Premises

Rateable Value: £14,750

Uniform Business Rate for 2025/2026: £0.499

## 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

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 0300 131 2131.

## Terms

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

## Guide Rent

£25,000 per annum exclusive

## VAT

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

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9535-1183-9882-6689-2751>

## 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.

## Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where required.

## Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

## Further Information

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