

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**

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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

From April 2026 the Rateable Value will be £15,750

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

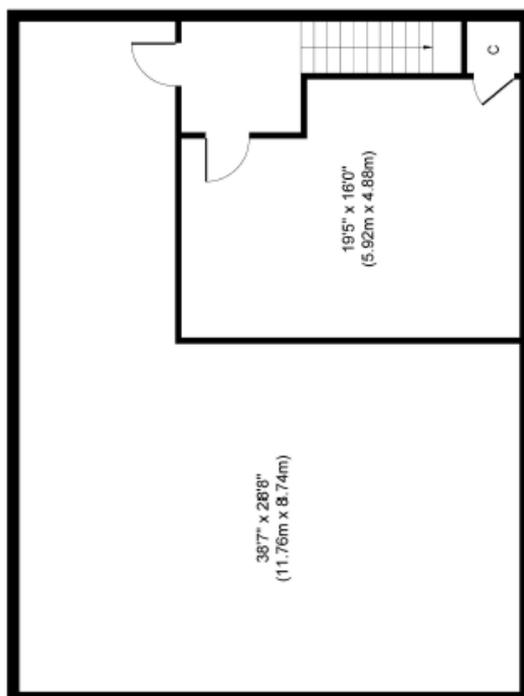
Lisa Throupe 01535 600097/07966 300501
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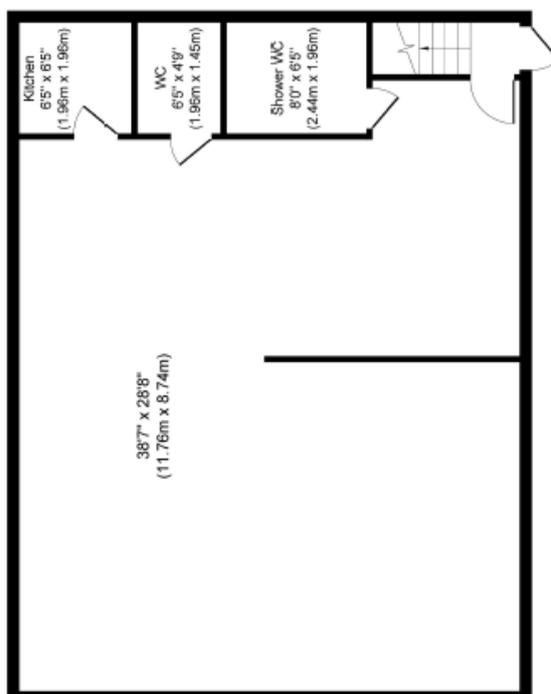
www.hayfieldrobinson.co.uk



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First Floor
Approximate Floor Area
1106 sq. ft
(102.75 sq. m)



Ground Floor
Approximate Floor Area
1106 sq. ft
(102.75 sq. m)