



**Units 9 & 10 Sowarth Industrial Estate
Settle
10,156 sq ft (943 sq m) GIA**





TO LET

Units 9 & 10 Sowarth Industrial Estate

Settle

BD24 9AG

- Modern Industrial Warehouse Unit
- Successful Industrial Estate Setting
- Three Roller Shutter Doors
- Good Quality Office/Canteen/Toilets
- Good eaves height
- Fenced Yard/Parking Area
- 10,156 sq feet (943 sq metres) including Mezzanines
- Negotiable lease terms
- Realistic Rental

Skipton: approx. 16 miles

Kirkby Lonsdale: approx. 17 miles

Burnley: approx. 24 miles

Leeds: approx. 42 miles

LOCATION

Situated on the popular Sowarth Industrial Estate, home to a number of successful businesses including Booths Supermarket, Arla Foods, Settle Coal, JD Atkinson and Timberworks.

Sowarth Industrial Estate is handily located within reach of Settle town centre with access to the main A65 close by which leads into major Yorkshire and Lancashire conurbations.

DESCRIPTION

Impressive modern industrial/warehouse unit benefitting from good quality Reception, Works Office, Main Office, Canteen/Kitchen and Toilet facilities.

The Unit has three roller shutter doors, perimeter fenced yard area to both sides and blow air heating.

The unit would be ideal for a trade counter, subject to planning, and can be adapted to provide split units if businesses required.

ACCOMODATION

Measured on a gross internal area basis (GIA), all measurements are approximate.

Floor	Description	Area sq ft	Area sq m
Ground	Warehouse/Industrial	8,013	744.4
First	Mezzanine Offices	817	75.90
First	Mezzanine Storage	1,326	123.2
TOTAL		10,156	943.5

Max eaves height 13ft 6ins
Max ridge height 17ft 6ins

LEASE TERMS

The asking rent is £60,000 per annum, FRI, exclusive.

Rent payable quarterly in advance.

RATING ASSESSMENT

The property is listed as Workshop and Premises with a Rateable Value of £33,250. The current Uniform Business Rate (UBR) 54.6p - 2024/2025.

EPC

The property has an EPC rating of E.

VAT

VAT is not chargeable.

LEGAL COSTS

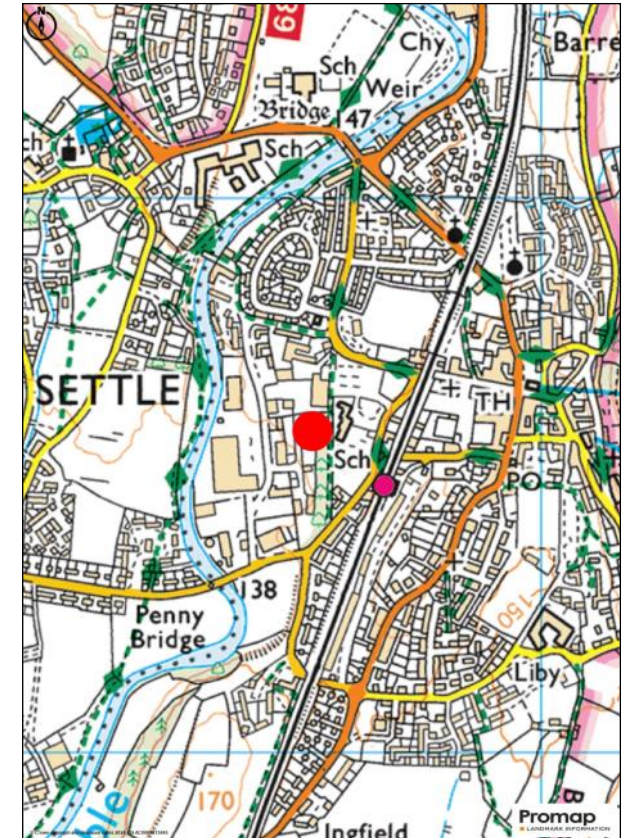
The incoming Tenants will be responsible for a contribution towards Landlord's legal costs of £500 plus VAT (£600).

VIEWING

Strictly by arrangement with the Sole Agents WBW Surveyors Ltd. Please contact us on 01756 692900.

Email: jeff.crabtree@wbwsurveyors.co.uk

Details Prepared: June 2024



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