



**Units 9 & 10 Sowarth Industrial Estate  
Settle  
Available Separately or as a Whole**







## TO LET

**Units 9 Sowarth Industrial Estate**

**Unit 10 Sowarth Industrial Estate**

**Settle, BD24 9AG**

- Modern Industrial Warehouse Units
- Successful Industrial Estate Setting
- Roller Shutter Door Access
- Good eaves height
- Fenced Yard/Parking Area
- Unit 9 - 3,580 sq feet (333 sq metres)
- Unit 10 - 6,575 sq feet (611 sq metres) including Mezzanine
- Available separately or as a whole
- Negotiable lease terms, discount available for both units

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 units benefitting from good quality Reception, Works Office, Main Office, Canteen/Kitchen and Toilet facilities.

The Units have roller shutter door access, perimeter fenced yard areas and blow air heating to Unit 9.

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

### ACCOMODATION

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

Unit	Description	Area sq ft	Area sq m
Unit 9	Warehouse/Industrial	3,580	333
Unit 10	Warehouse/Industrial	4433	412
1st Floor Mezzanine	Mezzanine Storage	2,143	199
<b>Total Unit 10</b>		<b>6,575</b>	<b>611</b>
<b>TOTAL</b>		<b>10,156</b>	<b>943.5</b>

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

### LEASE TERMS

Available separately or as a whole on a fully repairing and insuring basis on a three, six, or nine year lease.

### RENTS

Unit 9 - £23,000 per annum (exclusive)  
Unit 10 - £32,000 per annum (exclusive)  
Discount available if renting both units.

### RATING ASSESSMENT

The whole property is listed as Workshop and Premises with a Rateable Value of £33,250. The current Uniform Business Rate (UBR) 54.6p - 2024/2025. Both the units will require re-rating.

### EPC

The property has an EPC rating of E.

### VAT

VAT is not chargeable on the rents.

### 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](mailto:jeff.crabtree@wbwsurveyors.co.uk)

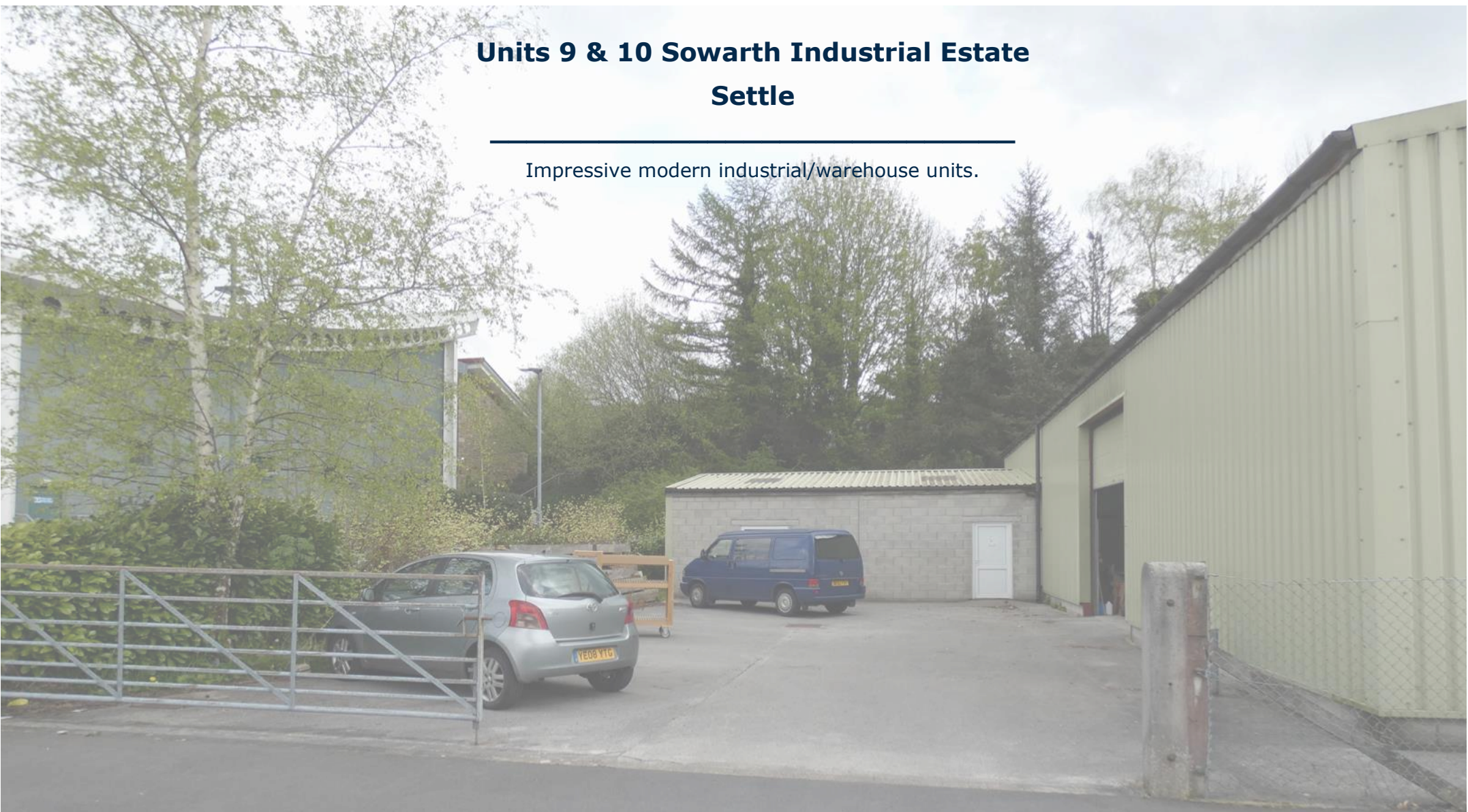
Details Prepared: September 2024





## Units 9 & 10 Sowarth Industrial Estate Settle

Impressive modern industrial/warehouse units.



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