



Unit 2 Acorn Business Park

Skipton BD23 2UE



TO LET

Unit 2 Acorn Business Park, Keighley Road, Skipton, BD23 2UE

Rent: £48,000 per annum (exclusive) plus
Service Charge.

Negotiable lease terms

LOCATION

Acorn Business Park is a small development of nine detached office buildings situated approximately 1 mile south of Skipton. It is readily accessible off the A629 Keighley Road, the A59 and also the A65, ideally placed for businesses operating in Yorkshire and Lancashire.

DESCRIPTION

A prominent detached two storey office building on the popular Acorn Business Park strategically located on the outskirts of Skipton. The building offers a mixture of high quality open plan and private offices with a gross internal area of approximately 4,058 sqft (377 sqm) benefitting from sixteen dedicated car parking spaces, all situated in landscaped grounds.

ACCOMMODATION

The accommodation situated over two floors provides open plan and private offices with high quality partitioning giving flexibility for internal design.

Ladies, Gents and Disabled toilets with kitchen facilities to ground floor and first floor.



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD

Tel: 01756 692 900
www.wbwsurveyors.co.uk

Gross Internal Area approx: 4,058 square feet (377 sqm)

Net Internal Area approx: 3,460 (321.4 sqm)

IPMS3 approx. 3,499 (325 sqm)

SERVICES

All mains services are available and believed to be installed. The accommodation has the benefit of gas fired radiator heating. The services have not been tested and we are unable to comment on their adequacy or efficiency.

BUSINESS RATES

The property is listed in the ratings list as Office & Premises with a Rateable Value of £36,500. The current uniform business rate is 54.6p in the £.

EPC

The unit has an Energy Rating of D (82).

LEASE TERMS

The premises are available on a Fully Repairing & Insuring Lease - terms to be agreed.

RENT

£48,000 per annum, exclusive of VAT. VAT is payable on this unit.

SERVICE CHARGE

Approx. £1,795 plus VAT pa 2024 year.

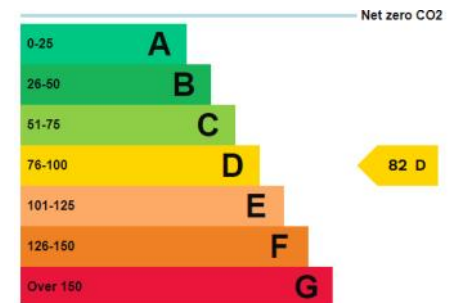
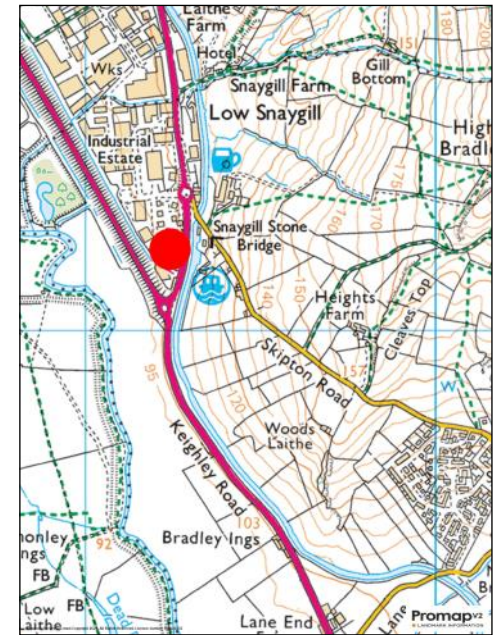
LEGAL COSTS

The incoming Tenants will be responsible for a £600 contribution towards Landlords reasonable legal costs plus VAT (£720).

VIEWING

Strictly by appointment with the Sole Agents, WBW Surveyors Ltd. Please contact 01756 692900.

Details Prepared: September 2024



These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. **GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.