



Canalside Wharf,
Gargrave

TO LET - Unit G, Canalside Wharf, Gargrave, BD23 3PN

£6,250 per annum plus VAT and Service Charge of £2,500 per annum.

A well presented second floor office available from 1st January 2026 and enjoying a convenient position in the popular village of Gargrave with excellent access via the A65. Dedicated parking spaces and shared visitor parking is available.

Comprising a office extending in total to approximately 74 sq.m (800 sq.ft).

Available from 1st January 2026, flexible terms available on discussion.

ACCOMMODATION

Ground floor shared Entrance Lobby with communal kitchen (with facilities including microwave, fridge, kettle) and stairs to first and second floor:

Office: open plan office approx. 74 sq.m (800 sqft) with central heating radiators; double glazed windows and a Juliette balcony

Shared Cloakrooms: with W.C and wash hand basin.

External: Dedicated parking spaces and shared visitor parking.

SERVICES

All mains services are connected to the property and heating and electric for all communal areas are included within the service charge.

SERVICE CHARGE

A service charge of £2,500 per annum is payable and includes cleaning of the office and communal areas, buildings insurance, heating and electric for the communal areas.

RATING ASSESSMENT

From the VOA website enquiry only the property has a Rateable Value of £7,000. Small business rate relief may be available and interested parties should Contact North Yorkshire Council on 01756 700600 for further information in this regard.

TENURE

The property is available on a new internal repairing and insuring Lease or Licence on flexible terms.

RENT

The suite is available for £6,250 per annum plus VAT and Service Charge of £2,500 per annum.

EPC

Rating TBC.

VIEWING

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

ENQUIRIES

For further enquiries please contact the office on 01756 692900 or by email info@wbwsurveyors.co.uk



Details prepared: October 2025



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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.