



MODERN OFFICE BUILDING – TO LET

Gateway House | Gargrave Road | Skipton | BD23 1UD

blht
brackenridge
hanson tate
tel. 0113 244 9020

SUMMARY

- 80,504 sq ft (7,479 sq.m)
- Attractive historic North Yorkshire market town
- Excellent access to Skipton town centre and onto the Skipton Ring Road
- High Quality Office Development
- BREEAM rated "very good"
- Constructed in 2009
- 3 storey modern office building
- Excellent staff catering facilities
- 311 car parking spaces (1:259 sq.ft.)





Gateway House | Gargrave Road | Skipton | BD23 1UD

LOCATION

Skipton, with a population of 14,800 persons, is an attractive historic North Yorkshire market town known as the Gateway to the Yorkshire Dales. The town is 24 miles (38.6km) north west of Leeds, 8 miles (12.9km) north of Keighley, 20 miles (25.7km) west of Harrogate and 38 miles (61.2km) west of York. The town is located at the intersection of two principal trunk roads, the A65 and A59, providing a direct link with East Lancashire, Cumbria and West Yorkshire.

There are also good train links, with Skipton Railway Station providing direct train services to Bradford, Leeds, Carlisle, Lancaster and London Kings Cross.

Skipton is home to the district's largest employers, many of which are world leaders in their field. Skipton Building Society is the largest employer with over 2,300 employees. Other major employers in the area include Computershare, Silver Cross, J.N. Bentley Civil Engineering and JBA Consulting.

The town was listed in a Sunday Times report in 2018 as one of the best places to live in Northern England.



SITUATION

The property is located on Gargrave Road, approximately 0.5 miles (0.8km) from Skipton Town Centre. It is situated opposite Craven College and in close proximity to Craven Swimming Pool.

It occupies a semi-rural location, benefitting from good access directly to the town centre and onto the Skipton Ring Road.

DESCRIPTION

Gateway House comprises a high-quality office development constructed in 2009 in two wings with a central service core. It has been built to an exceptionally high standard and is BREAM rated "very good". Features include:-

- passive chilled beam cooling
- raised floors
- category 3 lighting
- biomass boilers
- roof mounted solar panels
- photovoltaic panels on the elevations

At ground floor, the property benefits from a large reception at the main entrance with security barriers, a good sized staff catering facility, mailing room as well as training and meeting rooms. At first, second and third floor the property benefits from 2 large mainly open place office suites on each floor with meeting rooms.

Externally there are 311 car parking spaces, being a ratio of 1:259 sq.ft.

Given the quality of the accommodation and its semi-rural location providing attractive views, it offers an excellent working environment.



ACCOMMODATION

Floor	sq.m	sq.ft.
Ground	1,787	19,235
First	2,331	25,091
Second	2,234	24,047
Third	1,127	12,131
Total Net Internal Area	7,479	80,504



TERMS

Rent on Application

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Our clients may consider letting the property on a floor by floor basis.

The property is currently let to Computershare Ltd on an overriding lease but they are under utilising the space. Following discussions between landlord and tenant there is an opportunity to regear the existing lease and release surplus accommodation or possibly offer the whole of the building subject to a relocation of the existing tenant.

RATEABLE VALUE

We understand the current rateable value of the property is £530,000.

EPC

Awaiting assessment

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION / VIEWINGS



Att: Tom Grimshaw
Tel: 0113 244 9020
Mob: 07827 965146
Email: tom@bht.uk.com

Subject to Contract
June 2022

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.