



Office (EPC Rating: TBC)

UNIT 6, CARLETON BUSINESS PARK CARLETON
NEW ROAD, SKIPTON, BD23 2DE

£15,000 per annum

CARLING
JONES

- **Modern purpose built office building**
- **Gas fired central heating**
- **Located approximately 1 mile from Skipton Town Centre on a modern commercial estate**
- **Allocated car parking spaces**

LOCATION

Skipton has a busy town centre and is famous for its four days a week street market which was voted best market day out in Yorkshire by Yorkshire Post readers. Popular with tourists and day-trippers because of its Castle and local walks, it is also within 10 minute drive of the Yorkshire Dales National Park and the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds and Bradford and a daily service direct to London.

Carleton Business Park comprises a modern commercial estate and is located approximately 1 mile to the South West of Skipton town centre. Other occupiers on the estate include Shepherd Partnership accountants, Skipton Hire Centre, Skipton Self Drive and Bulloughs Cleaning Services.

DESCRIPTION

6 Carleton Business Park comprises a self contained two storey purpose built office building, most recently used as a fitness centre. The property offers potential for a variety of alternative uses subject to the usual permissions.

ACCOMODATION

Ground Floor

Reception area, three office rooms, 2 No WCs 64.27 sq m (692 sq ft)

First Floor

One open plan space plus kitchen area 78.65 sq m (847

sq ft)

Measured in accordance with the RICS Code of Measuring Practice (6th Edition). All measurements are approximate.

LEASE TERMS

The property is offered by way of a new lease for a minimum term of 3 years at a rent of £15,000 per annum

BUSINESS RATES

The property has a rateable value (2026 List) of £13,250.

Small business rates relief may be available and interested parties are advised to make their own enquiries with North Yorkshire Council.

ENERGY PERFORMANCE

The unit has an energy performance rating of TBC

VAT

All figures are quoted exclusive of VAT, which will be applicable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be required to contribute towards our clients' legal costs, limited to £750 plus VAT.

BUILDING INSURANCE & SERVICE CHARGE

The landlord will insure the building and recover the cost from the ingoing tenant. The tenant will also be required to pay a service charge to cover a fair proportion of the cost of the maintaining the external areas of the estate.



VIEWINGS

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

SERVICES

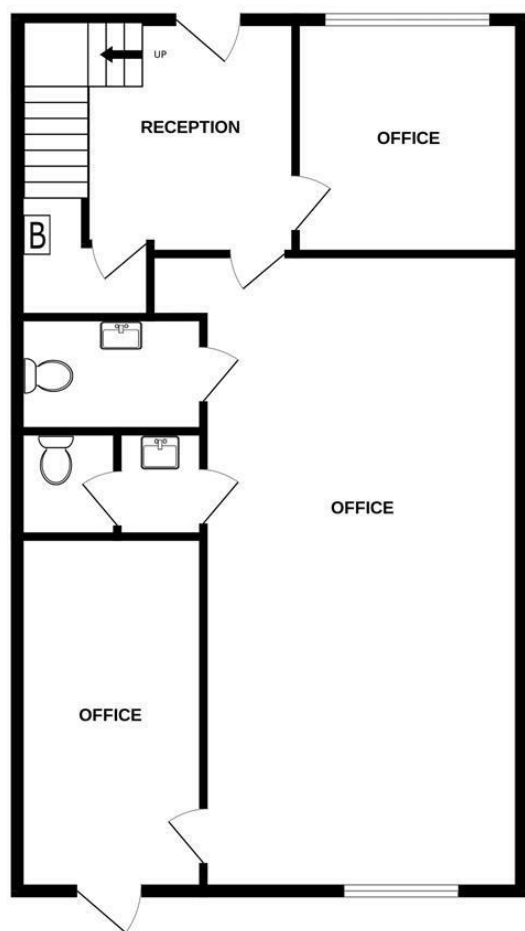
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

AGENTS NOTE & DISCLAIMER

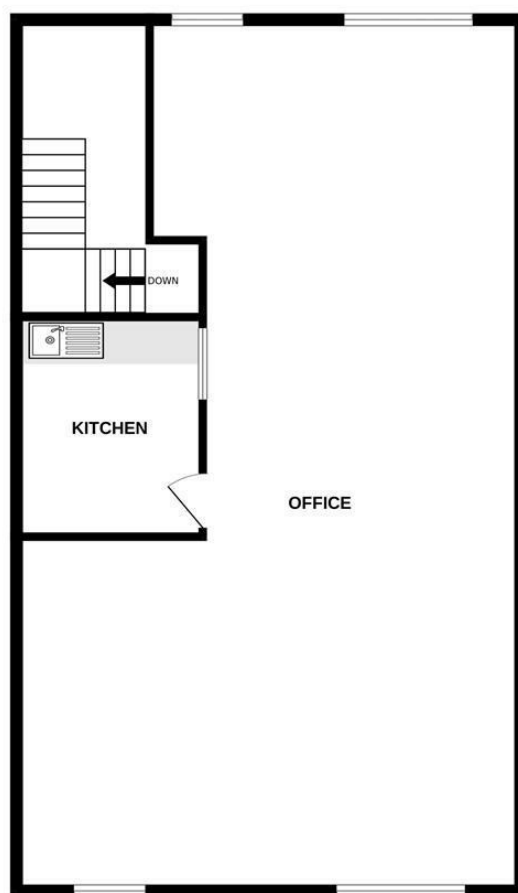
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Prospective tenants should satisfy themselves by inspecting the property



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

