

# 14 Sowarth Industrial Estate Settle







## **14 Sowarth Industrial Estate** Settle

North Yorkshire BD24 9AF

- Modern industrial/warehouse unit.
- Roller shutter door access
- Office/Canteen/Toilet facilities
- Useful yard area and parking
- Successful industrial estate setting
- Good eaves height
- 4,518 sq feet including mezzanine
- Negotiable lease terms



Skipton: approx. 16 miles

Kirby Lonsdale: approx. 17 miles

Burnley: approx. 24 miles

: Leeds approx. 42 miles

## LOCATION

Situated on the well established Sowarth Industrial Estate, home to a number of successful businesses including Arla Foods, Settle Coal, JD Atkinson and Timberworks.

Sowarth Industrial Estate is readily located within reach of Settle town centre and the usual facilities and amenities, access to the main A65 is close by which leads into major conurbations.

## DESCRIPTION

Modern industrial unit/warehouse benefitting from roller shutter door access, good eaves height, office, messroom and toilet facilities with useful outside yard and parking area.

The unit is ideal for businesses requiring a well laid out unit for a range of uses including industrial and warehousing.

## ACCOMODATION

Measured in accordance with the RICS code of practice, all measurements are approximate on a gross internal area basis.

### Industrial Unit/Warehouse

3,800 sq ft (353 sq metres including office space and toilet facilities)

### Mezzanine Storage

718 sq ft (66.7 sq metres)

Eaves height (max) 15ft 6 inches

Door height (max) 12ft 6 inches

The property includes office, messroom canteen and toilet facilities and a useful yard area with parking facilities.

## LEASE TERMS

A new lease is available for a period of three, six or nine years based on a fully repairing and insuring basis.

## RENT

The asking rental is £21,500 per annum, FRI, exclusive. Rent payable quarterly in advance.

## RATING ASSESSMENT

The property is listed as warehouse and premises with a ratable value of £17,250. Details of rates payable are available from Craven District Council on 01756 700600.

## EPC

The property has an EPC rating of D (99).

## VAT

VAT is chargeable on the rent at the prevailing rate.

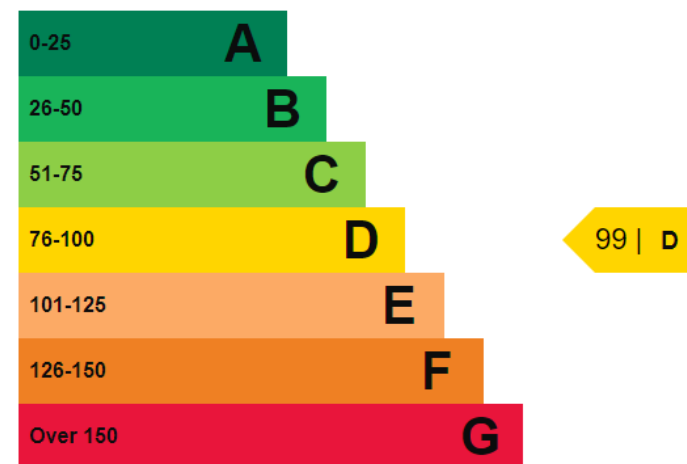
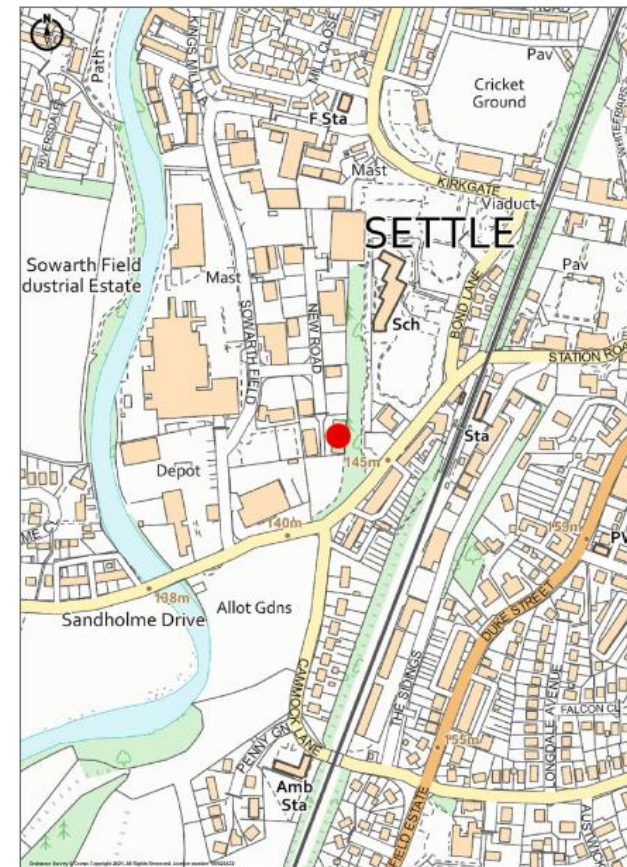
## LEGAL COSTS

The incoming tenants will be responsible for a contribution towards Landlords legal costs of £500 plus VAT (£600).

## VIEWING

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

Amended: July 2021





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