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SURVEYORS

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**TO LET
OFFICE
FROM 5,554 SQ.FT – 11,452 SQ.FT**

**Second Floor
Belle View Square
1 Broughton Road
Skipton
BD23 1FJ**

ENQUIRIES
alignsurveyors.co.uk

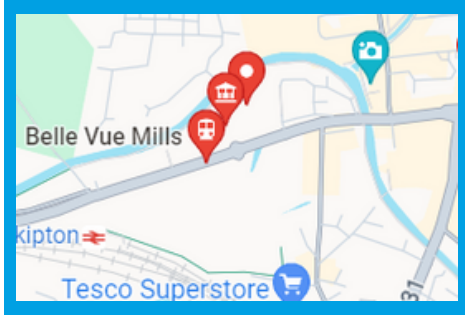


DESCRIPTION

The property is located on Broughton Road which is a short distance from the town centre of Skipton.

The building is situated adjacent to the canal an incredibly picturesque location. The five storey mill boasting natural features with a modern twist. This second floor office suite formally come to Craven District Council boasts large open plan space incorporating its own Kitchen and W/C facilities with private office suites and meeting rooms. Access is from the communal entrance with secure entry and passenger lifts if required.

LOCATION PLAN



SIZE

From 5,554 sq.ft – 11,452 sq.ft

RENT

From £17 per sq.ft

TERMS

New Lease Available Terms to be Negotiated

BUSINESS RATES

Enquirers are to make their own independent inquiries into the appropriate space business rates cost these can be found on the VOA website

EPC

EPC's are available for the property on request.

VIEWING

All viewings are to be arranged through the retained agents or by contacting Daniel.Clinch@alignsurveyors.co.uk or Christopher.Black@alignsurveyors.co.uk

LEGAL COSTS

Each party is responsible for their own legal costs in the preparation of this lease agreement



DISCLAIMER

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site.

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