



FOR SALE/TO LET

MODERN PURPOSE BUILT OFFICE HEADQUARTERS BUILDING

**EXTENDING TO 3,791.59 SQ.M. (40,814 SQ.FT.)
with on site parking**



**1 PROVIDENCE PLACE & 59 HIGH STREET
SKIPTON
NORTH YORKSHIRE**

*Available as a whole or
To Let on a floor by floor basis*

web. www.bht.uk.com

address. 51a St. Pauls Street, Leeds, LS1 2TE

tel. 0113 244 9020 fax. 0113 244 1104

LOCATION

Skipton "The Gateway to the Dales" forms part of Craven District with a population of approximately 53,620 persons. It has excellent access to the Leeds and Bradford conurbations by both road and rail with a daily service to London Kings Cross. There are good road communications to the Manchester conurbation via the M65 motorway.

SITUATION

The building is located within the centre of Skipton, just off the High Street and close to the town's main car park.

The building is indicated on the attached plan, for identification purposes only.

DESCRIPTION

The five storey property is of frame construction with both concrete and stone infill panels under a flat roof. It is fully air conditioned and to the ground floor there is a reception area, various administrative offices and garaging.

The upper floors comprise open plan office accommodation with a number of private offices and server room. There is computer ducting throughout and suspended ceilings. There is a service core at each end of the building with the main area off the reception containing two passenger lifts to each floor and toilet accommodation. The other service core contained one lift, disabled toilets and a fire escape.

In addition, there is a first and second floor canteen and office accommodation above the Skipton Building Society branch fronting the High Street and linking the two buildings.

There is a separate car parking area for up to 21 vehicles and a ground floor garage.

Heating is provided by a substantial gas fired system. All mains services are provided.

ACCOMMODATION

The property provides the following approximate areas and dimensions:-

Address	Floor	Description	sq. m.	sq. ft.
1 Providence Place	GF	Garage, Print Room, Plant Room, First Aid Room, Cloakroom, Post Room, Reception area	497.20	5,352
	1 st	Secure Server Room and Offices	543.46	5,850
	2 nd	Open Plan Offices with 2 Private Offices	543.46	5,850
	3 rd	Open Plan Offices with 2 Private Offices	543.46	5,850
	4 th	Open Plan Office with 1 Private Office	543.46	5,850
	B'ment	Various Plant Rooms, Compressor Room, Workshop, Store and Office	468.68	5,045
Office Space above branch	1 st	Office and canteen	341.12	3,672
	2 nd	Offices	310.75	3,345
Total Net Internal Area inc. Plant & Compressor Rooms			3,791.59	40,814

These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Brackenridge Hanson Tate nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents and prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.



RATING

The rating assessment for the whole property, including the High Street branch is £262,500 which will need to be split.

TERMS

- 1) The property is to let in whole or part (on a floor by floor basis) at **£8.50 p.s.f.**
- 2) Offers are invited in the region of **£2.5 million** subject to contract for the freehold interest of 1 Providence Place and long leasehold interest of the remaining accommodation to include the rear parking area of which two spaces will be retained by the vendor. There is an income from the mobile phone masts of £14,672 pax.

LEGAL COSTS

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

VAT

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

VIEWING

By appointment with the sole agents, Brackenridge Hanson Tate - 0113 244 9020 (ref: Robin Hanson – robin@bht.uk.com)

SUBJECT TO CONTRACT
Details prepared: April 2010

