

# HUNTERS®

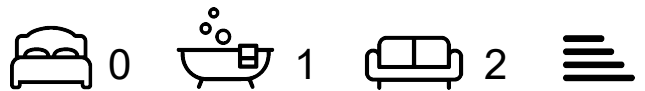
HERE TO GET *you* THERE



## Devonshire Place

Skipton, BD23 2LR

£945 Per Calendar Month



Purpose built conversion with superb facilities. Office with ware-housing / garage

Also available along with UNIT 2 at £1800 pcm making circa 2500 sq ft in total

UNIT 1 is approximately 1250 square feet with superb 2 storey office space and ground floor light industrial/service space. Ideal for a number of business types. Town Centre location. Viewing strictly by appointment.



SKIPTON

The historic market town of Skipton (in Craven) is known as the 'Gateway to the Dales' and provides extensive recreational facilities with stunning open countryside nearby. On the cusp of the Yorkshire Dales National Park with excellent walking, climbing and fishing including the famous Yorkshire 3 Peaks. Craven has its fair share of gourmet pubs, restaurants and excellent sporting facilities including a state of the art swimming pool and gym.

Leeds and Manchester are within comfortable daily commuting distance and direct trains to London's Kings Cross as well as Leeds, Bradford and the Settle to Carlisle line, run regularly.

Skipton offers a wide range of shopping with High Street brands including Marks & Spencer's Food as well as a diverse range of private retailers and regular markets. Another central attraction is the Leeds Liverpool Canal which provides fishing, boat hire and sightseeing trips as well as walks on the level. Skipton Castle is one of the best preserved in the UK. There are very well respected primary and secondary schools within the town including Skipton Girls High & Ermysteds Grammar.

UNIT 1

An extremely rare opportunity to find a commercial-warehouse unit within Skipton town centre. Located in a conservation area with parking and 2 floors of office accommodation, in addition to the ground floor operational space. Offering approximately 1250 sq. ft. in total. This 150 year old former agricultural warehouse has undergone a full and extensive quality refurbishment to provide 2 modern light industrial units with attractive and spacious loft style office facilities.

OFFERED AS A SEPARATE UNIT OR WITH UNIT 2 (SEE ADVERT ON THIS SAME WEBSITE)

Award winning local developers Procter Property have converted this former agricultural warehouse to a very high standard including re-roofing, new double glazed timber windows, economical electric heating and rewired to provide ample of sockets and lighting.

With off street parking with post and chain bollards.

The unit is an attractive modernised facility whilst retaining its trading warehouse history, and period charm.

GROUND FLOOR

Ground floor- Warehouse / Workshop with motorised roller shutter door and with a store room off. Further area of storage or possible trade counter.

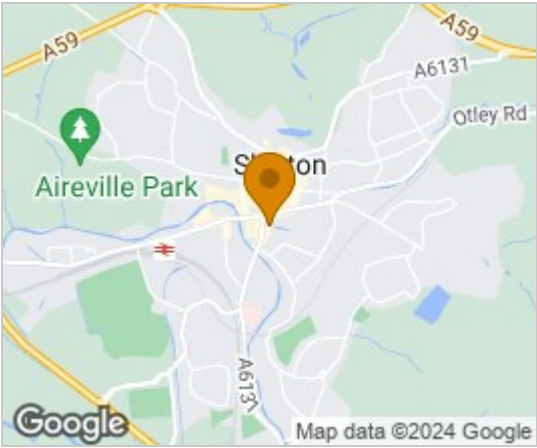
1ST FLOOR

Open plan office space with kitchenette and toilet facilities.

2ND FLOOR

Stairs lead to further office space with partly exposed beams and roof timbers, feature stone wall and again open plan in design.

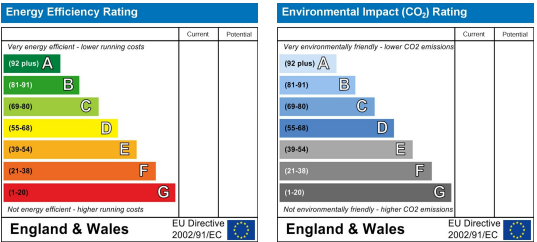
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.