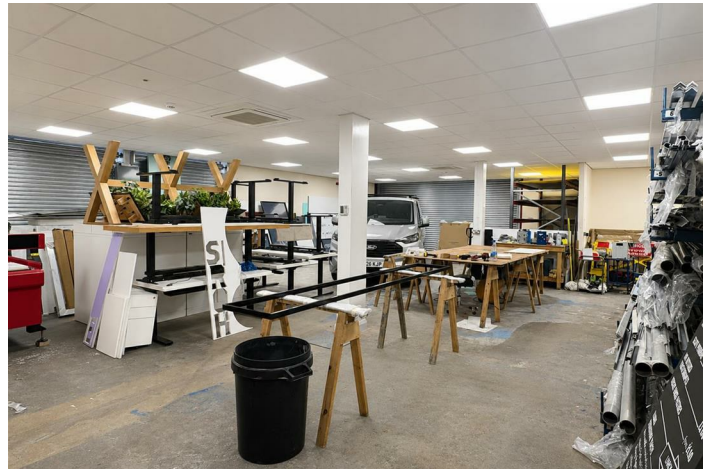




Industrial Unit (EPC Rating: B)

**UNIT 17 MILLENNIUM ROAD, AIREDALE
BUSINESS CENTRE, SKIPTON, BD23 2TZ**

£24,000 per annum

**CARLING
JONES**

- Located on Airedale Business Centre
- Mezzanine storage covering the whole unit
- Offices at mezzanine level
- Modern portal framed industrial building
- Glazed display windows on two elevations
- Car parking/ loading area to the front

LOCATION

18 Millenium Road is located on Airedale Business Park, 2 miles to the south of Skipton town centre and in close proximity to the A629 and A65 being the principal road routes in Airedale. The neighbouring properties comprise largely industrial and commercial buidings and retailers The Range and Aldi are also in close proximity.

Keighley is located 8 miles to the south, Bradford 18 miles, Leeds 26 miles and the M65 motorway via Colne in 12 miles away.

DESCRIPTION

The property comprises a modern warehouse unit with a full mezzanine level. To the front of the property there is a glazed display window with sliding glazed door leading out to the parking and loading area. To the side of the property there is another large glazed display window with pedestrian access door.

ACCOMODATION

Ground floor workshop 165.3 sq m (1,779 sq ft)
 First floor office and mezzanine storage 167.3 sq m (1,801 sq ft)
 Total 332.6 sq m (3,580 sq ft)

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

TERMS

The unit is available by way of a new lease on FRI terms for a minimum of three years.

VIEWING

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

BUSINESS RATES

The property has a rateable value (2026 List) of £18,250. interested parties are advised to make their own enquiries with North Yorkshire Council.

ENERGY PERFORMANCE

The unit has an energy performance rating of B (44)

VAT

All prices are quoted exclusive of VAT. VAT will be payable.

LEGAL COSTS

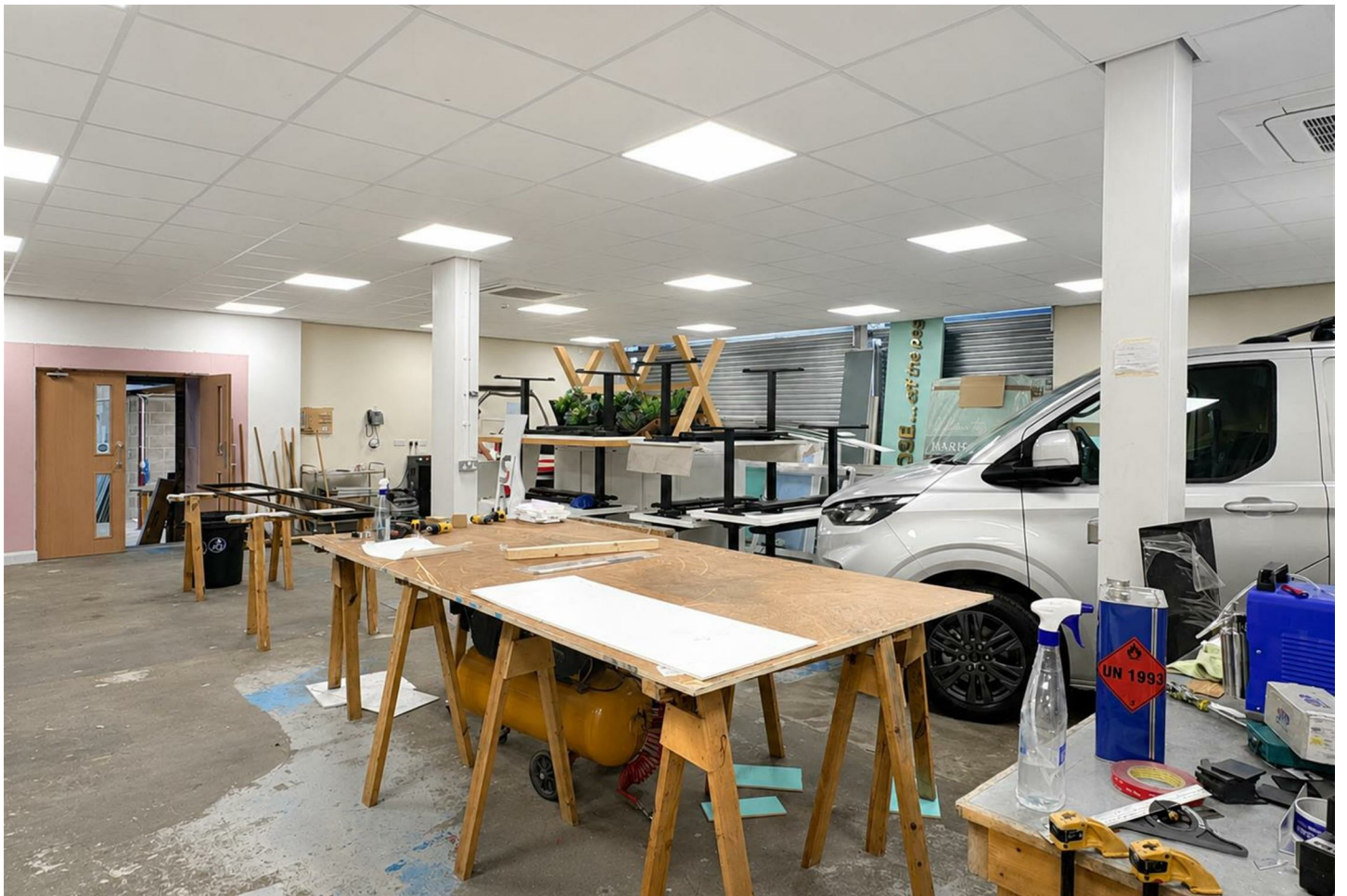
The ingoing tenant will be required to contribute towards our clients' legal costs, limited to £750 plus VAT.

SERVICES

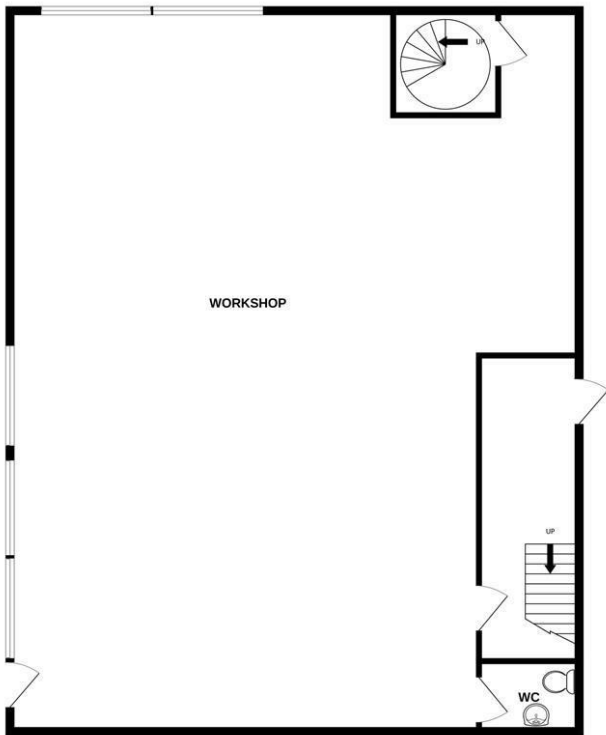
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

AGENT'S NOTE & DISCLAIMER

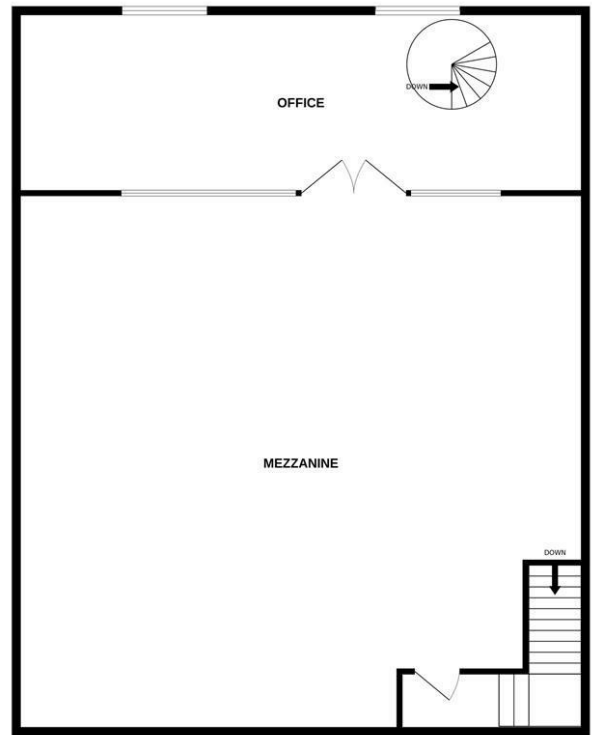
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Prospective tenants should satisfy themselves by inspecting the property



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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Call us on
01756 799163

sales@carlingjones.co.uk
<https://carlingjones.co.uk/>

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.

