



# Canalside Wharf, Gargrave





# TO LET - Unit G, Canalside Wharf, Gargrave, BD23 3PN

£6,250 per annum plus VAT and Service Charge of £2,500 per annum.

A well presented second floor office available from 1st January 2026 and enjoying a convenient position in the popular village of Gargrave with excellent access via the A65. Dedicated parking spaces and shared visitor parking is available.

Comprising a office extending in total to approximately 74 sq.m (800 sq.ft).

Available from 1st January 2026, flexible terms available on discussion.

## ACCOMMODATION

Ground floor shared Entrance Lobby with communal kitchen (with facilities including microwave, fridge, kettle) and stairs to first and second floor:

Office: open plan office approx. 74 sq.m (800 sqft) with central heating radiators; double glazed windows and a Juliette balcony

Shared Cloakrooms: with W.C and wash hand basin.

External: Dedicated parking spaces and shared visitor parking.

## SERVICES

All mains services are connected to the property and heating and electric for all communal areas are included within the service charge.

## SERVICE CHARGE

A service charge of £2,500 per annum is payable and includes cleaning of the office and communal areas, buildings insurance, heating and electric for the communal areas.

## RATING ASSESSMENT

From the VOA website enquiry only the property has a Rateable Value of £7,000. Small business rate relief may be available and interested parties should Contact North Yorkshire Council on 01756 700600 for further information in this regard.

## TENURE

The property is available on a new internal repairing and insuring Lease or Licence on flexible terms.

## RENT

The suite is available for £6,250 per annum plus VAT and Service Charge of £2,500 per annum.

## EPC

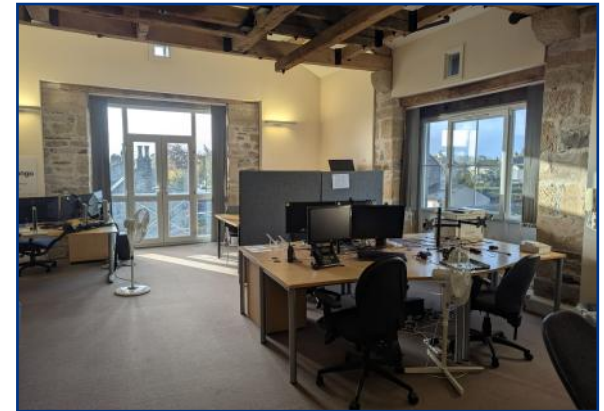
Rating TBC.

## VIEWING

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

## ENQUIRIES

For further enquiries please contact the office on 01756 692900 or by email [info@wbwsurveyors.co.uk](mailto:info@wbwsurveyors.co.uk)



Details prepared: October 2025



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