



# First Floor Office Canalside Wharf, Gargrave



# TO LET - E1 Canalside Wharf, Gargrave, BD23 3PN

£2,500 per annum plus VAT and Service Charge

A well presented first floor office available in September 2026 and enjoying a convenient position in the popular village of Gargrave with excellent access via the A65. A dedicated parking space and shared visitor parking is available.

Comprising a one room office extending in total to approximately 27.87 sq.m (300 sq.ft).

Available from September 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 floor:

Office: approx. with central heating radiator and double glazed window.

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

External: Dedicated parking space 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 £1,000 per annum is payable and includes cleaning of the office and communal areas, buildings insurance, heating and electric for the communal areas.



Skipton Auction Mart  
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Tel: **01756 692 900**  
**www.wbwsurveyors.co.uk**

## RATING ASSESSMENT

From the VOA website enquiry only the property has a Rateable Value of £2,600. 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 £2,500 per annum plus VAT and Service Charge. Payable quarterly in advance.

## EPC

Rating TBC

## VIEWING

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

## ENQUIRIES

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

Details prepared: June 2026

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**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

**PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.

