



Canalside Wharf,
Gargrave

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

RENT ON APPLICATION

SERVICE CHARGE APPLICABLE

A well presented second floor office available immediately 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 an office extending in total to approximately 74 sq.m (800 sq.ft).

Available immediately, 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 Juliet 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 rent and service charge are payable quarterly in advance.

EPC

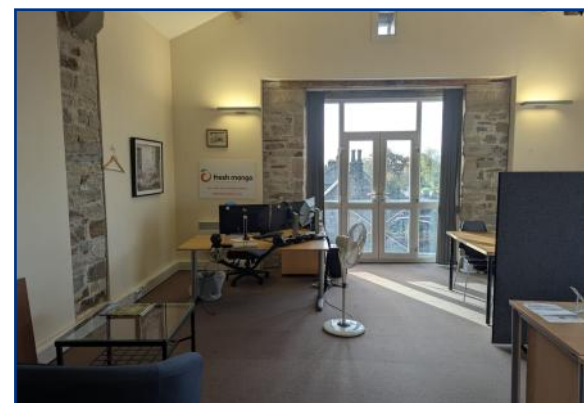
Rating TBC.

VIEWING

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

ENQUIRIES

For further enquiries please contact the office on 01756 692900 or by email info@wbwsurveyors.co.uk



Details amended: July 2026



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