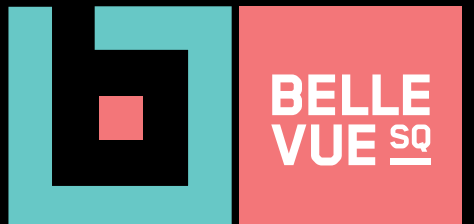


LAST  
REMAINING SUITE



**TO LET**

4,445 sq.ft. of modern office space  
4TH FLOOR, No.1 BELLE VUE SQUARE

**PHASE 1 90% LET**

# ANYTHING BUT RUN OF THE MILL /



*Belle Vue Square offers a unique and imposing business identity within Skipton Town Centre on the approach from Skipton Station. Extensive canal side frontage with five minute tow path walk to Skipton basin, restaurants, bars and all the town centre amenities.*

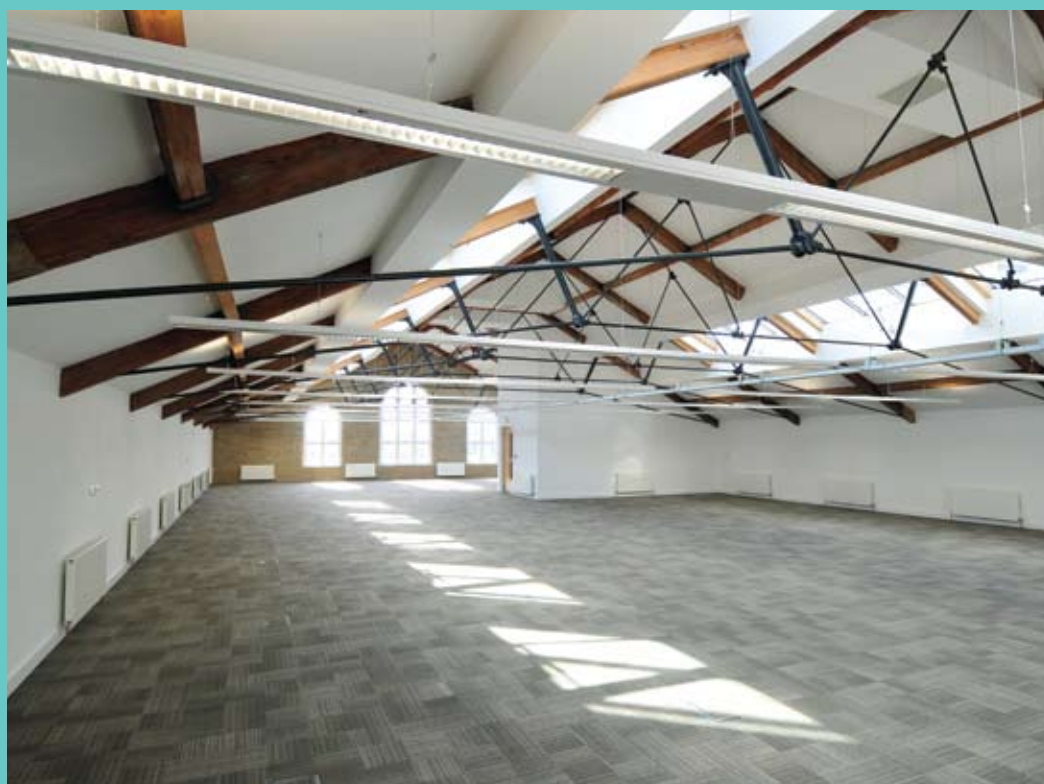
No.1 Belle Vue Square provides 50,930 sq ft of high quality and sustainable office space created within the listed fabric of a restored landmark Mill building overlooking a new extensive landscaped piazza.

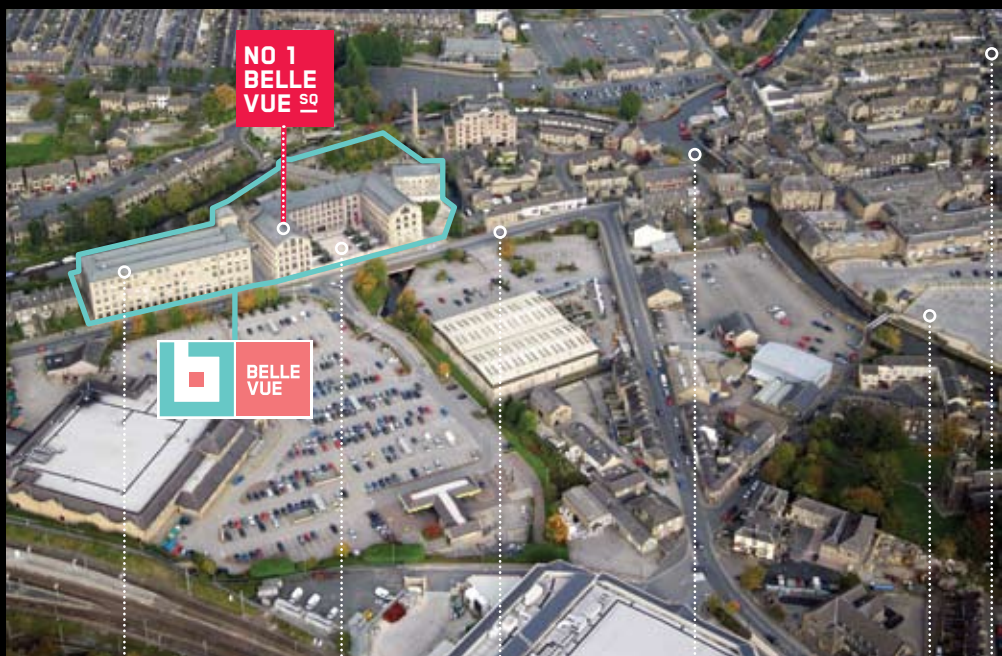
The five storey building provides open plan floorplates, access from a communal core, each with two passenger lifts and spacious reception area.

Only 4,445 sq ft (413 sq m) remains on the fourth floor. 46,485 sq ft of the office accommodation has already been let with 30,000 sq ft taken by Craven District Council and North Yorkshire County Council to create a new Civic Centre for Skipton with re-located Council Chambers and Registry Office forming a new heart to Skipton. Medacs Healthcare Plc and Holt Doctors Limited occupy 10,198 sq ft and 6,010 sq ft respectively.

## SPECIFICATION

- MODERN OFFICES
- RAISED ACCESS FLOORS
- GAS FIRED CENTRAL HEATING
- NATURALLY VENTILATED
- HIGH SPEED BROADBAND CONNECTION
- QUALITY COMMON PARTS
- ON-SITE CAR PARKING
- 24 HOUR ACCESS
- CCTV ESTATE MONITORING
- EXPOSED ROOF TRUSSES AND TIMBERS





GLISTA MILLS  
(RESIDENTIAL)

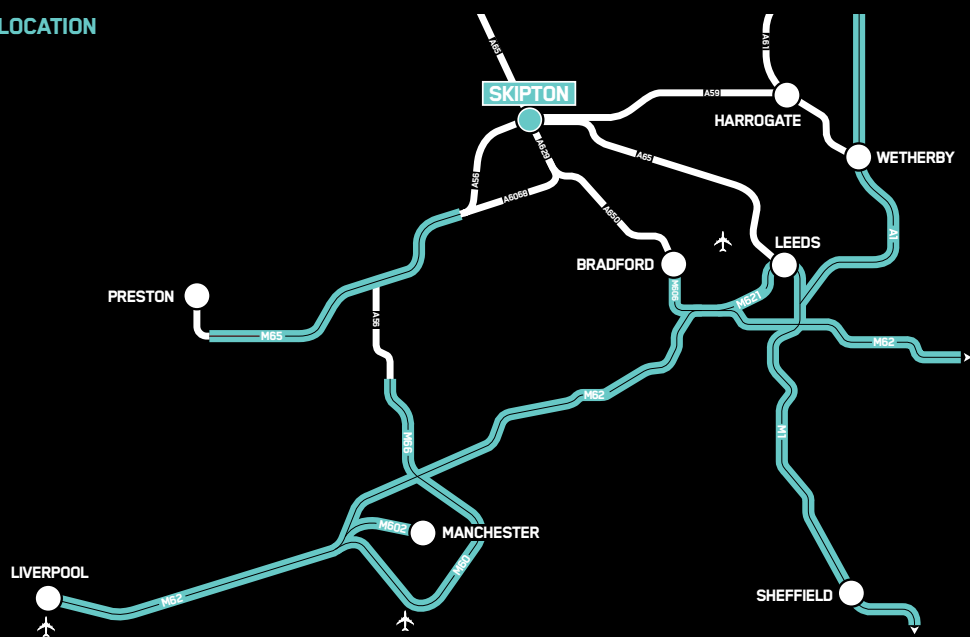
BELLE  
VUE SQ

BROUGHTON  
ROAD

LEEDS LIVERPOOL  
CANAL

BUS HIGH  
STATION ST

## LOCATION



### DRIVE TIMES FROM SKIPTON\*

TO LEEDS	40
TO YORK	1HR
TO BRADFORD	33 MINS
TO MANCHESTER	1HR 5 MINS

\*SOURCE: AA ROUTE FINDER

### TRAIN JOURNEY TIMES FROM SKIPTON

TO LEEDS	40 MINS
TO YORK	1HR 30 MINS
TO BRADFORD	36 MINS
TO MANCHESTER	1HR 48 MINS
TO LONDON	3 HRS 22 MINS

POST CODE: **BD23 1FJ**

TRAINS RUN FROM SKIPTON TO LEEDS AND BRADFORD EVERY 15 MINUTES

### MORE INFORMATION & TERMS



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### A DEVELOPMENT BY



www.rushbond.co.uk

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