

**SIX MONTHS
RENT FREE**



**LANGCLIFFE
QUARRY**
Enterprise Centre

**MARK
BREARLEY
&
COMPANY**
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BROADEN YOUR HORIZONS



TO LET **NEW Industrial/Business/Office Units**
1,103 to 3,575 ft² (94.11 to 323.13 m²) **Ultrafast Broadband**
Enterprise Hub **Langcliffe, Settle BD24 9NU**





DESCRIPTION

Langcliffe Quarry Enterprise Centre offers modern, flexible workspace with ultrafast broadband connectivity set within the beautiful Yorkshire Dales countryside.

Langcliffe Quarry Enterprise Centre is an exciting new development designed to accommodate a cross-section of new, early stage and growing businesses comprising individual business units, co-working space, meeting spaces and access to business advice and support.

The development includes 8 light industrial business units for E(G), B2 and B8 uses ranging from 1,013 ft² (94.11 m²) to 3,575 ft² (323.13 m²). Set out in 3 terraces, the units have been built to afford the highest sustainability performance possible, including the installation of roof mounted Solar PV panels, rainwater collection, low voltage lighting and low emissivity glass.

ULTRAFAST GIGABIT BROADBAND CONNECTIVITY

Tenants will have the benefit of full fibre connectivity, providing some of the fastest broadband speeds available.

Each business unit is enabled for fibre connectivity, allowing tenants to improve their productivity and take advantage of technologies including cloud storage, VOIP telephony and remote working via scalable, ultrafast connectivity.*

As a result of an upgrade of the infrastructure at Langcliffe Quarry Enterprise Centre tenants will be able to subscribe to a broadband service with a choice of internet service providers via the open-access Openreach network.

Alternatively, the Enterprise Centre will feature infrastructure from the rural broadband network B4RN (Broadband for the Rural North) offering a standard 1Gbps (1,000Mbps) symmetrical broadband service.**

For more information on connectivity options visit www.openreach.com and/or www.b4rn.org.uk

*Available speed/service is dependent on the package subscription chosen by the tenant.

**Access to a specific broadband service is subject to availability of infrastructure by the internet service provider.

SPECIFICATION



PV roof panels



BREEAM Very Good



Allocated car parking



45 kVa (63Amp) electricity supply



30kN/m² loading capacity



Full height loading door



3kW EV charging units (payment required)



WC & kitchenette facilities



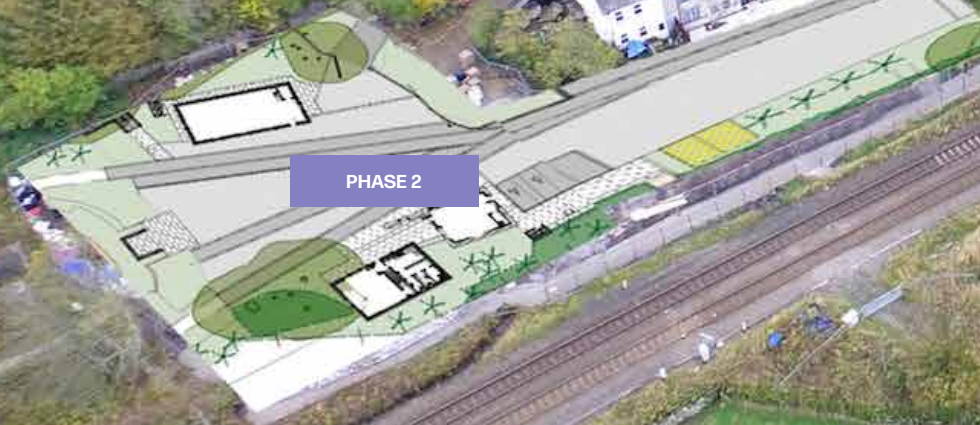
SETTING

The setting of Langcliffe is stunning due to the combination of past industrial activity and natural topography which has created a site with a distinctive character. The most prominent feature is the dramatic cliff face of Stainforth Scar rising out of a generally pastoral landscape of gently rolling hills and woodland.

The wider site is a venue for a range of uses. It is a place for informal activity such as walking, enjoying nature and visiting historical remains.



**LANGCLIFFE
QUARRY**
Enterprise Centre



PHASE 2

SETTLE / SKIPTON →

B6479

← HAWES / THE DALES

SITE PLAN



ENTERPRISE HUB



Access to additional office space and business support services as required. Positioned in the centre of the development is the Enterprise Hub providing a range of flexible, bespoke office space to accommodate a variety of business needs.



Tenants will be able to take advantage of access to additional space as required for holding meetings, interviews, client presentations and staff training. Craven District Council's Business Support Advisor will be based at the Enterprise Hub, allowing tenants to call on their services, which are free.

Working with the District Council's local and national support partners, the Business Support Advisor will find the right package of support to meet your needs, and which will help



you achieve your plans for growing your business. This might include sources of funding, networking opportunities, training for staff or finding an apprentice.



Please contact Craven District Council's Business Support team for more information by emailing edubusiness@cravenc.gov.uk

UNIT	Ground Floor sq ft	Mezzanine sq ft	Total Area sq ft	Rent Per Annum from	Rent Per Month from	Service Charge per annum	EPC
1	2,325	1,250	3,575	£19,950	£1,663	£2,542.95	A
2	1,550	824	2,374	£13,250	£1,104	£1,688.64	A
3	1,550	824	2,374	£13,250	£1,104	£1,688.64	A
4	1,013	0	1,103	£8,150	£679.17	£720.20	A
5	LET	0	1,103	LET	LET	LET	A
6	2,325	785	3,110	£19,750	£1,645.83	£2,212.16	A
7	1,550	785	2,335	£13,150	£1,095.83	£1,660.90	A
8	1,550	785	2,335	£13,150	£1,095.83	£1,660.90	A
9	Enterprise Hub	Meeting Rooms etc					
9A	564	0	564	£4,500	£375	£840	A
10	537	0	537	LET	LET	LET	B
11	833	833	1,666	£16,500	£1,375	£1,025.70	A
12	1,088	0	1,088	£9,950	£829.17	£711.31	A

Prices quoted exclude utilities, business rates (if applicable), building insurance and contents insurance.





LOCATION

Excellent location with easy access to the wider Yorkshire Dales, Lancashire and Cumbria.

Langcliffe Quarry Enterprise Centre is located 1.5 miles (2.5km) north of Settle on the B6479 to Horton-in-Ribblesdale/Hawes. The site is accessed via a private road which goes under the railway bridge opposite Fairhurst Stone Merchants.

The A65, via the B6480, provides a major transport route to Skipton, approximately 18 miles (28km) to the south east which connects to the A629 to Bradford and the A59 to York/Harrogate and East Lancashire. Approximately 29 miles (46km) to the north west is Kendal and the M6 (J36 Crooklands Interchange); approximately 25 miles (40km) to the west is Lancaster.

The nearest Railway Stations are at Settle and Giggleswick. Settle Station (a 6 minute drive or an 11-minute cycle), is on the Settle-Carlisle Railway line between Leeds and Carlisle. Giggleswick Station, located 2.4 miles to the south west (a 15-minute cycle) is on the Leeds-Lancaster and Morecambe Railway line. Regular services are provided 7 days a week. The Langcliffe Quarry Enterprise Centre is set within a wider 13-hectare site with a rich industrial past.

MIS REP: Mark Brearley & Co give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Mark Brearley & Co has any authority to make any representation or warranty whatever in relation to this property. Feb 2024.



Langcliffe Quarry Enterprise Centre has been developed by Craven District Council with funding support from the York and North Yorkshire Local Enterprise Partnership and the European Regional Development Fund (ERDF) to provide enterprises with access to the space and support that will enable them to be successful, grow and create new job opportunities. Applications to lease the business units will therefore need to meet eligibility criteria relating to size and type of business activity.



TERMS

To be agreed – on the basis of a new lease for a minimum period of 3 years (or longer), on a full repairing and insuring basis (by way of a service charge recovery). The lease will be contracted out of the Security of Tenure Provisions of the Landlord and Tenant Act 1954 Pt 2. A 6 month rent free period is available to a tenant who has sufficient covenant, and takes an unbroken lease at asking rent, for no less than 3 years.

BUSINESS RATES

To be agreed.

LEGAL COSTS

The incoming tenant will be responsible for their own legal costs, and a contribution to the legal costs of Craven District Council, in the sum of £365 plus VAT

EPC

Energy Performance Certificates have been commissioned.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

VIEWING

Strictly by prior appointment with the sole selling agents:-

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