

LAWRENCE HANNAH

PROPERTY & CONSTRUCTION CONSULTANTS

To Let

Industrial/Warehouse & Office Accommodation



**Croft House, Sandbeck Way, Wetherby,
LS22 7DP**

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Location

Wetherby is a thriving market town and commercial district located almost equidistant to Leeds, Harrogate and York and benefits from quick and uncongested access to the A1(M) motorway.

Croft House is located off Sandbeck Way in the heart of an established commercial estate on the edge of the town and home to a number of long established national and regional business. Please see the attached location plan.

Description

Croft House comprises a combination of a two storey office block to the front of the property and a series of interconnecting steel portal framed warehouse structures to the rear principally access from the rear substantial service yard area.

The office space comprises a number of small open plan office rooms accessed off a single corridor over both floors. Male and female WC facilities are located within this structure and the space is heated by way of a gas fired central heating system.

The warehouse accommodation comprises of 3 interconnecting steel portal framed areas with an eaves height ranging from 11ft to 16 ft. Loading doors are located to the front of the accommodation off Sandbeck Way and also to the rear. Heating is provided for by way of 2 gas fired hot air blowers and the warehouse accommodation has also separate canteen and WC facilities.

Accommodation

GF Office	960 sq ft	(89.10 sq m)
FF Office	965 sq ft	(89.65 sq m)
Warehouse	5,750 sq ft	(534.18 sq m)
Total	7,675 sq ft	(712.93 sq m)

Interested parties must however satisfy themselves as to the floor areas of the subject property.

Terms

The premises are available by way of a new FRI lease for a term of years to be agreed at an initial rent of £44,000 per annum exclusive.

Rates

We have been informed that the premises have a rateable value of £40,750.

Services

We are advised that all mains services are connected to the building including 3 phase power.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Lawrence Hannah will be deemed exclusive of VAT.

Legal Costs

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

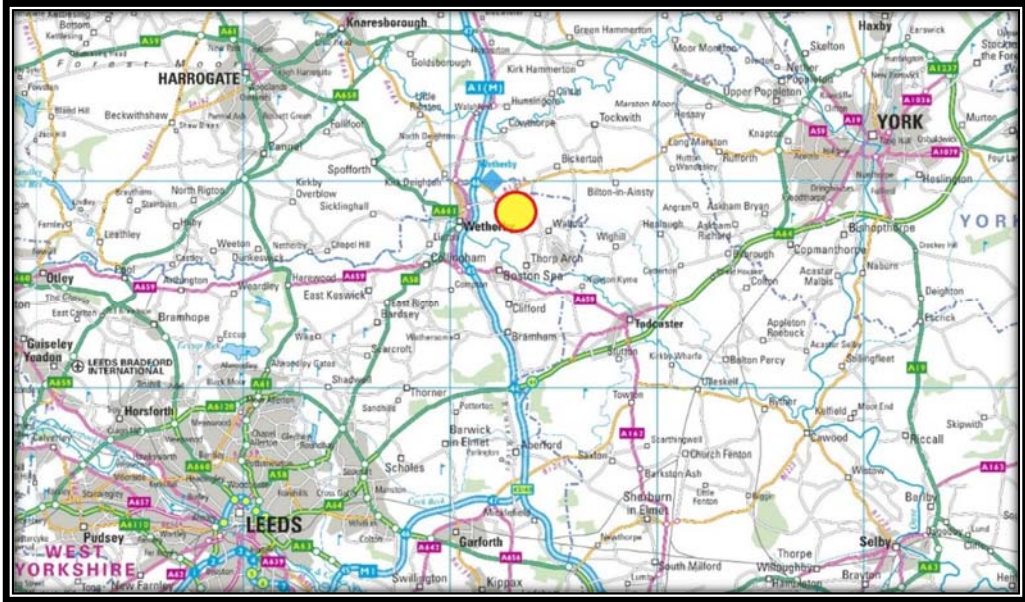
Further Information / Viewing

Viewing by appointment, please contact:-

Miles Lawrence
Lawrence Hannah Limited
39 Blossom Street
York
YO24 1AQ

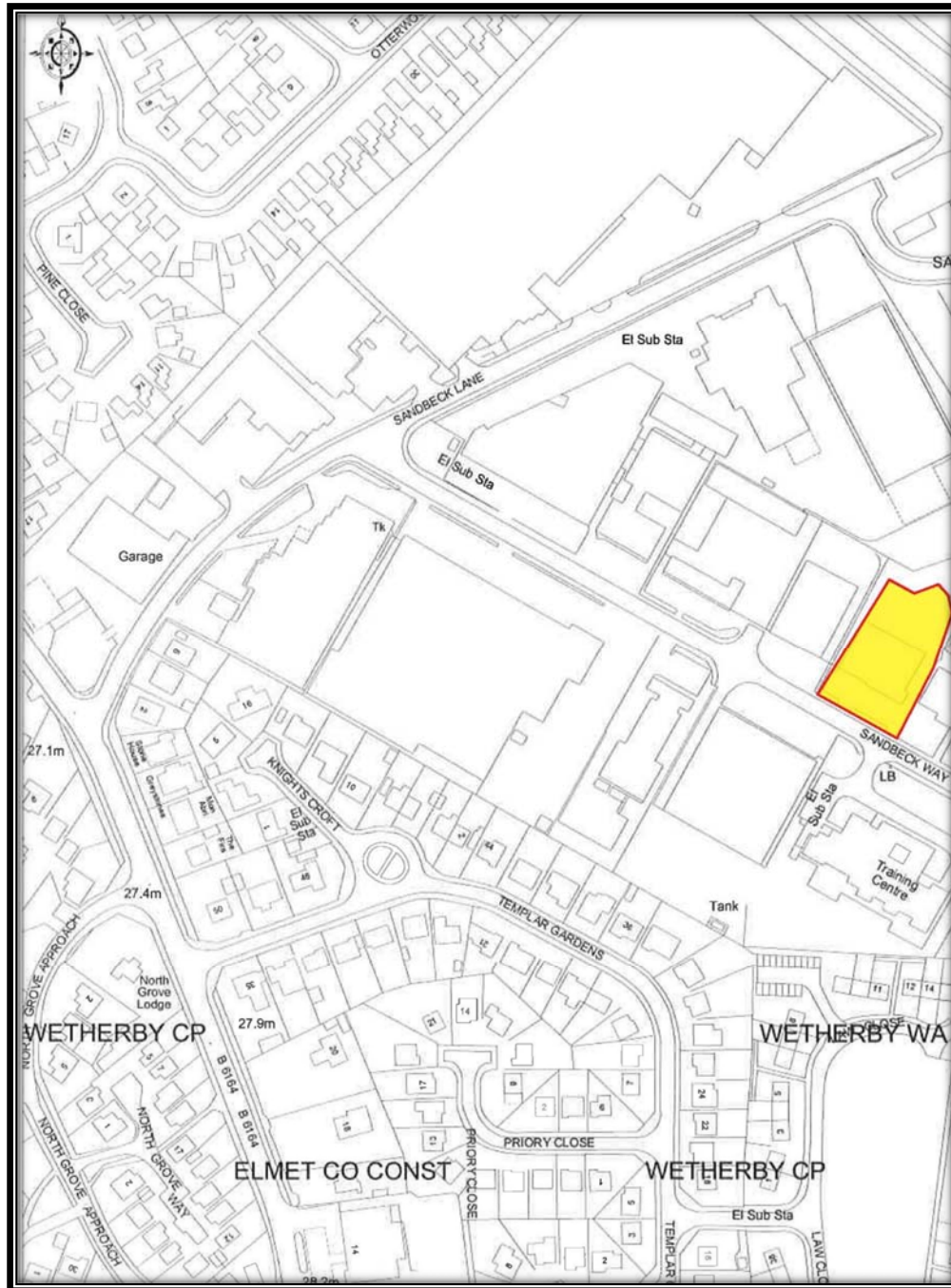
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