

OFFICES

TO LET

NIDD SUITE,
BRUNSWICK
COURT,
VICTORIA
STREET,
WETHERBY,
W. YORKSHIRE
LS22 6RE

897 sq ft
83.33 sq m

- Well presented office accommodation
 - Excellent access to the A1(M)
 - Ideal town centre location
 - Three dedicated parking spaces
-

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LOCATION

The property is situated on Victoria street, adjoining High Street. Thus benefitting from convenient access to local amenities on offer in Wetherby.

The premises are well placed to take advantage of easy access to the A1(M) and the national motorway network. Wetherby is a popular affluent market town situated between Leeds, York and Harrogate.

DESCRIPTION

The Nidd Suite comprises of ground and first floor office accommodation within a well presented period two storey office building.

The available suite provides well proportioned accommodation benefiting from a ground floor kitchenette, WC facilities and a security alarm.

There are three parking spaces available within the courtyard.

ACCOMMODATION

Name	Size
Ground Floor	440 sq ft (40.88 sq m)
First Floor	410 sq ft (38.09 sq m)
Ground Floor	47 sq ft (4.37 sq m)
Total	897 sq ft (83.33 sq m)

TERMS

The property is available by way of a new Full Repairing and Insurance lease on terms to be agreed.

RENT

Available on application.

RATEABLE VALUE

Current: £8,600
Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

The property has a D rating. A full copy of the EPC report is available on request.

LEGAL COSTS

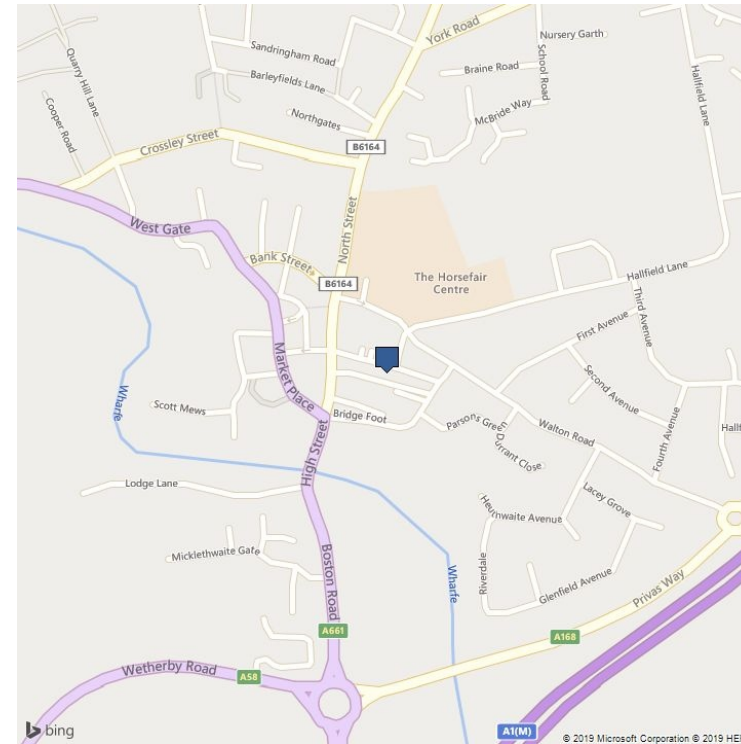
Each party bear their own costs.

VAT

VAT is applicable at the prevailing rate.

VIEWING

Strictly through sole letting agent.



CONTACT

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IMPORTANT INFORMATION

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