

TOWER BREWERY, WETHERBY ROAD,
TADCASTER LS24 9JR



GROUND FLOOR OFFICES TO LET



167.3 sq m (1,801 sq ft)

KEY FEATURES

- Modern fully fitted offices
- Prominent position fronting A659 Wetherby Road
- Secure car parking for a minimum of 8 cars

DESCRIPTION

Two storey brick clad purpose-built office building benefiting from the following:

- Suspended ceilings
- Recessed lighting
- Fully carpeted
- Dado level trunking
- Mainly open plan with some private offices

LOCATION

The offices form part of the Tower Brewery but are prominently situated fronting the A659 Wetherby Road with their own separate access, approximately half a mile from the Town Centre. York is 9.6 miles to the North East and Leeds is 15 miles to the South West. The A1M giving access to the M1 motorway is approximately 8 miles to the South.

EPC

Energy Performance Rating: E < 105

TENURE

A new full repairing and insuring lease on flexible terms to be agreed.

RATES

Yet to be separately assessed. Any ingoing tenant should make their own enquiries of the Local Authority.

RENT

£18,500 per annum exclusive.

SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

LEGAL COSTS

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

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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Subject to Contract
April 2018



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