



APPROXIMATELY 3305 SQ FT

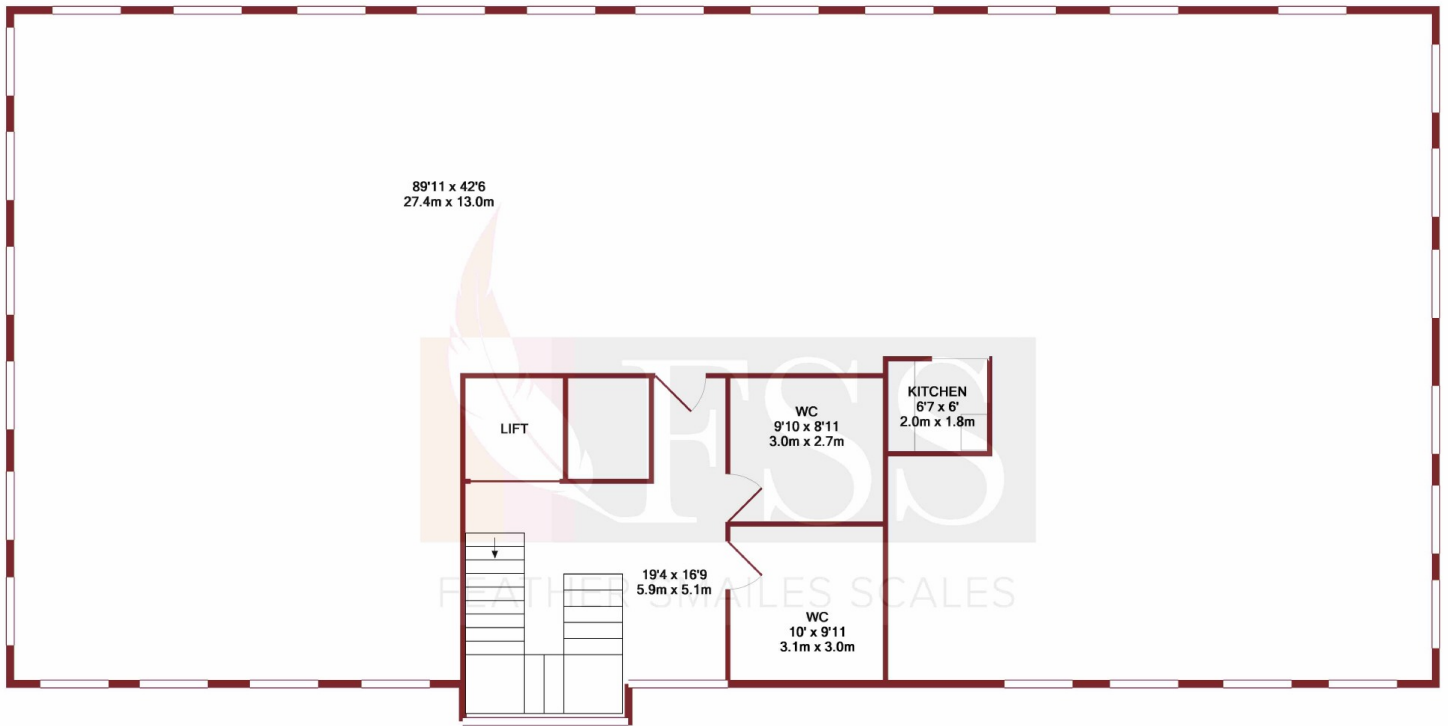
Description

An opportunity to lease a large grade A first floor office suite located in the renowned Sandbeck Way Business park in Wetherby. The property offers almost 3,500 square feet of predominantly open plan accommodation. The property benefits from its own dedicated WC and kitchen facilities as well as offering lift access.

Knights house comprises a modern two storey detached office block which has been constructed to a high specification throughout. This includes suspended ceilings, carpets throughout, gas central heating as well as being fully cabled. Further benefits include an internal lift, DDA compliance as well as substantial external parking

FIRST FLOOR OFFICE SUITE

£41,500
Per annum



TOTAL APPROX. FLOOR AREA 3844 SQ.FT. (357.1 SQ.M.)
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Location

The property is situated off Sandbeck Way, in what is known as a popular mixed use commercial area. Other local uses include a mix of both office accommodation and industrial occupiers. The property is only short distance away from Wetherby Town Centre and is approximately 1 mile from the A1 (M) making commuting to and from the local area ideal.

Viewing

Strictly by appointment with the agent Tel: 01423 501211

Tenure

The property is available to purchase freehold at a guide price of £1,000,000. This reflects an reversionary yield of 7.5% once the first floor is let.

Rateable Value

Rateable Value: £27,750
Uniform Business Rate for 2017/17 £0.479.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Planning

The building has consent to be used as office accommodation B1 in the use classes order. Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

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