

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET

**CROFT HOUSE
SANDBECK WAY
WETHERBY
LS22 7DP**



7,675 SQ FT (712.93 SQ M)

Unit 2, Killingbeck Drive, York Road, Leeds LS14 6UF
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THE PROPERTY

Wetherby is situated to the Northeast of Leeds adjacent to the A1 and benefits from excellent access to the whole of the greater Leeds/West Yorkshire conurbation as well as the motorway network.

The units is located on Sandbeck Way in the heart of the established industrial zone

DESCRIPTION

Croft House is a self-contained modern industrial unit with two storey office accommodation to the front and a large yard and parking area to the rear.

The office provides a combination of individual and general offices on each floor, each accessed buy a central corridor.

The warehouse accommodation comprises 3 bays each of steel portal frame construction with brick and metal cladding, with eaves heights from 11 ft to 16 ft (3.5m to 5m). There is shutter door access from both the front and rear of the property.

The office accommodation is fully heated and lit.

Externally, there is excellent yard, parking and turning to the front of the property as well as an extensive yard and loading area to the rear.

ACCOMMODATION

(all areas are gross internal)

	SQ FT	SQ M
Ground floor office	960	89.10
First floor office	965	89.65
Warehouse	5,750	534.18
TOTAL	7,675	712.93

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

The quoting rent is £44,000 pax.

RATES

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

ENERGY PERFORMANCE CERTIFICATION

An EPC will be made available when construction is complete.

SERVICES

We are advised that all services are connected to the building including 3 Phase Power.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

VIEWING

Strictly by appointment only by contacting the joint agents Nick Arundel at AWS Ltd on 0113 235 1362 or Miles Lawrence at Lawrence Hannah on 01904659800.

SUBJECT TO CONTRACT

