



**TO LET**

**EXCELLENT OFFICES WITH CAR PARKING**

**Available on a short term flexible lease**

**139.72 SQ M (1,504 SQ FT)**



**First Floor, Sandown House, Sandbeck Way  
Wetherby LS22 4DN**

**Modern Office Building  
Easy Access to A1 (M)**

## LOCATION

The premises are situated on the established Sandbeck Industrial Estate where a range of national and local companies are based. There is easy access to Wetherby Town Centre which is within walking distance. The newly constructed A1(M) motorway is very easily accessed via a new road arrangement.

## DESCRIPTION

The premises are situated on the first floor fronting onto Sandbeck Way and the following amenities are offered:

- Suspended ceilings throughout
- Perimeter trunking
- Newly carpeted and decorated
- Modern kitchen
- Gas fired central heating
- Dedicated wc accommodation
- 5 car parking spaces

## ACCOMMODATION

The accommodation is as follows:

First Floor Offices 139.72 sq m 1,504 sq ft

## TERMS

The premises are offered to let on a new lease on an effective full repairing and insuring basis. Further details on the lease terms are available on request.

## RATES

The Valuation Office Agency website shows this property as having a rateable value of £17,000.

## VIEWING

Strictly by appointment through the sole agent – BNP Paribas Real Estate, Capitol House, Russell Street, Leeds LS1 5SP – FAO Sarah Ritchie, Tel : 0113 242 0044, Fax : 0113 234 0235, Email : sarah.ritchie@bnpparibas.com

