

# OFFICE SUITE - TO LET

622 SQ.FT (57.75 SQ.M)



**Wilton House Annexe,  
Copley Enterprise Park,  
Station Road, Tadcaster,  
LS24 9SG**

- Well located to access A1(M)
- Suitable for a variety of uses STP
  - Ample Car Parking

**malcolm  
stuart**  
PROPERTY CONSULTANTS

Malcolm Stuart Property Consultants LLP  
Chartered Surveyors  
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## Description

The office suite is situated on a private road with dedicated parking close to Station Road in Tadcaster.

The accommodation is open plan with carpeted flooring, suspended ceiling and perimeter trunking.

There is private parking available immediately outside the property and unrestricted parking on Station Road which runs parallel.

The property benefits from an intruder alarm system and has shared WC and kitchen facilities.

## Rateable Value

The premises are currently assessed as one for the entire space in the 2023 Valuation List;

Offices & Premises                      £5,900

The current Uniform Business rate is 0.499 however if this is an occupiers only place of occupation they would pay £0 rates under Small Business Rate Relief guidelines.

## Location

The property is located on Station Road Industrial Estate within the North Yorkshire market town of Tadcaster, situated on the River Wharf. Tadcaster has 3 breweries within the town as well as various local amenities together with 3 primary schools and 1 secondary school. Tadcaster had a population of 7,280 at the time of the 2011 census.

The town is located almost equidistant from Leeds and York which are accessed via the A64 carriageway which also feeds into the wider national motorway network at Junction 44 of A1(M).

## EPC

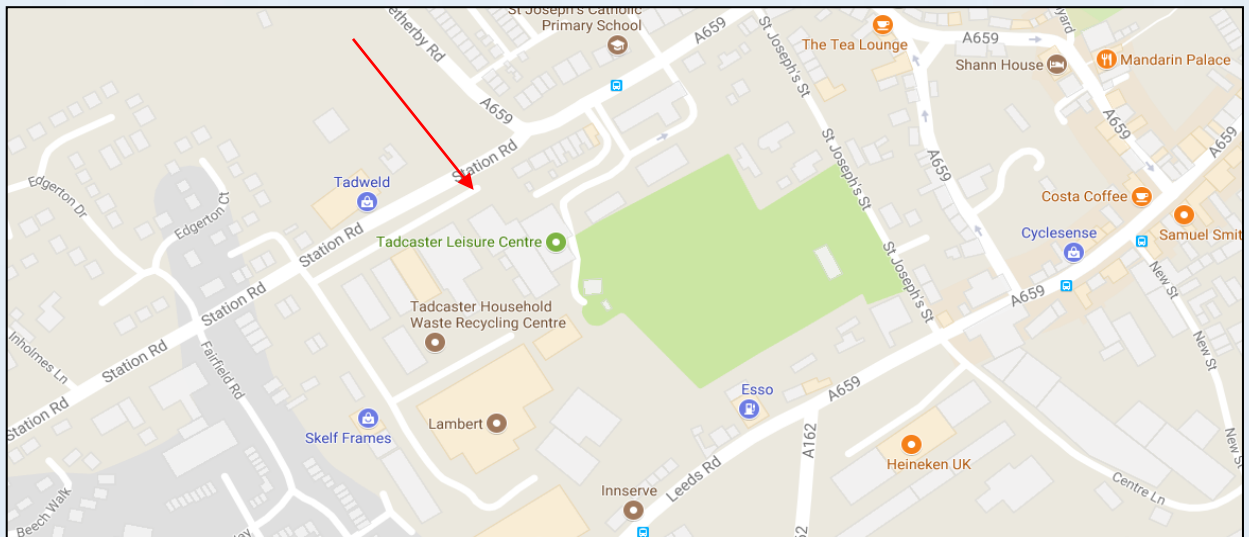
The property has been assessed and given an energy efficiency rating of E112

## Viewing

Viewings are strictly by appointment only and arrangements should be made with our office [james@malcolm-stuart.com](mailto:james@malcolm-stuart.com) / 07841470654

## Terms

The property is available to let on a new FRI lease at a rental of £8,500 per annum on a term to be negotiated.



### GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared January 2024 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.
7. EPC pending