



Location.

Wetherby is a busy West Yorkshire market town located approximately 12.5 miles (20km) northeast of Leeds, 14 miles (22.5km) west of York and 9 miles (14.5km) southeast of Harrogate. The town lies adjacent to the A1(M) and is served by Junctions 45 and 46 which provide excellent north/south communications and also links with the M62 approximately 20 miles (32.2km) to the south. There are good road links to Leeds (A58), Harrogate (A661) and York (A659-A64).

The property is situated on Sandbeck Way, which forms part of the wider Sandbeck Industrial Estate with occupiers including Howdens, Wolseley, Screwfix, Goldenfry Foods and Smurfit Kappa

Description.

The property is a hybrid commercial unit of steel portal frame construction with the following specification:

Internally:

- Ground floor workshop with steel first floor mezzanine above.
- Suspended ceilings incorporating LED lighting
- Heated via air-conditioning, Oil-fired heating and radiators
- Single ground level loading door (electric). Potential for a second to be added (subject to planning).
- Good quality offices and welfare facilities
- Roof incorporating translucent roof panels.

Externally

- Self-contained secure tarmacadam yard with c13 designated car parking spaces and 2x concrete loading aprons.
- Electric pin-code entrance gate
- Paladin perimeter fencing
- Generous plot (31% site density)

Accommodation.

The unit has been measured on a gross internal basis.

Description	Areas (GIA)	
	Sq. m.	Sq. ft.
Ground Floor Workshop & Offices	255.4	2,749.3
First Floor Offices & Studio	247	2,655.2
TOTAL GIA	502.	5,404.5

Rateable Value.

The property has a Rateable Value of £21,000 and can be found <u>here</u>. Please contact Leeds City Council for further information.

Terms.

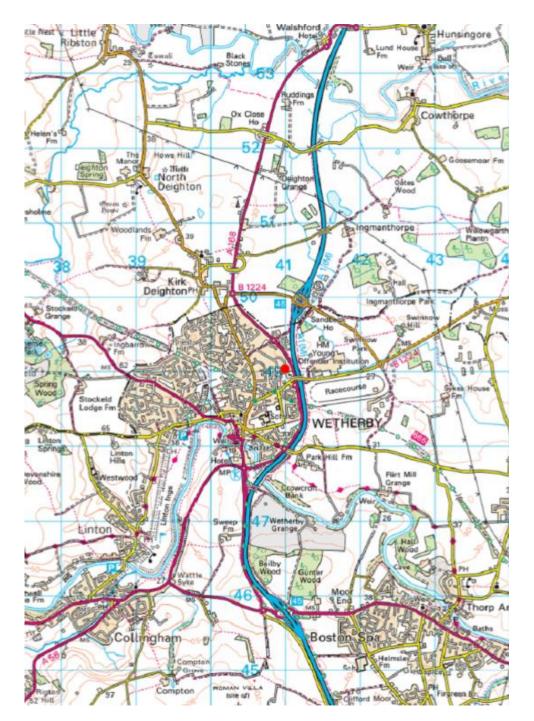
The property is available by way of a freehold sale. We are inviting offers over £650.000.

EPC.

The unit has been assessed and has an EPC rating of D-78. A full copy of the of the full Energy Performance Certificate can be found here.

Services.

We understand the property has access to all main services.





Legal Costs.

Each party is to be responsible for their own legal costs incurred in conjunction with any transaction.

VAT.

If applicable, VAT will be applied at the prevailing rate.

CDD/MLR.

Acceptance of any offer will be subject to a satisfactory Anti-Money Laundering check and proof of funding

Contact.

For further information, or to arrange a viewing, please contact Knight Frank.

IAIN MCPHAIL

+44 113 297 1843

+44 7962 360 297

iain.mcphail@knightfrank.com

TOM GOODE

+44 113 288 5264

+44 7583 120 180

tom.goode@knightfrank.com



IMPORTANT NOTICE

- 1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- 2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4) VAT: The VAT position relating to the property may change without notice.
- 5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- 6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated June 2024. Photographs and videos dated May 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

knightfrank.co.uk

Connecting people & property, perfectly.

