

FOR SALE.



Rare Hybrid / Commercial Unit.

Unit 2 Sandbeck Way, Wetherby, LS22 7DN.

5,404.5 sq.ft. (502 sq m).

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 [here](#). 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.

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

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