

INDIVIDUAL OFFICES TO LET



**5 CROMWELL PARK
2ND FLOOR OFFICES, YORK ROAD
WETHERBY LS22 7SU**

APPROX 18.95 – 82.6 sq m (204 - 890 sq. ft)

- Individual Offices
- Popular Office Location
- Purpose Built, Stone-Built Offices
- Car Parking Space

PROPERTY DETAILS

Location

The property is situated close to Wetherby town centre, with excellent access to the A1 and national motorway network. Wetherby has excellent local shopping facilities and a good mix of restaurants, cafes and bars.

Description

A flexible arrangement of 6 individual offices on the 2nd floor of this well-maintained office building. The accommodation has double glazing, gas fired central heating and a parking space for each individual office.

Accommodation

- Office 1- 18.95 sq m (204 sq ft), £5,000 p.a available.
- Office 2 – 9.56 sq m (103 sq ft), £2,500 p.a Let
- Office 3 – 11.33 sq m (122 sq ft), £3,000 p.a Let
- Office 4 - 21.08 sq m (227 sq ft) £5,500 p.a Let
- Office 5 - 11.24 sq m (121sq ft) £3,000 p.a Let
- Office 6 – 10.49 sq m (113 sq ft) £3,000 p.a available

Licence

Each individual office is available by way of flexible licence with a minimum term of 6 months. Electricity, gas, water, building insurance, lift maintenance, cleaning of communal areas, fire + alarm, maintenance and car parking are included in the rental.

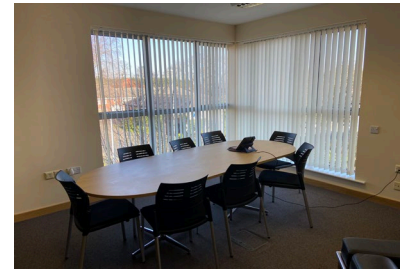
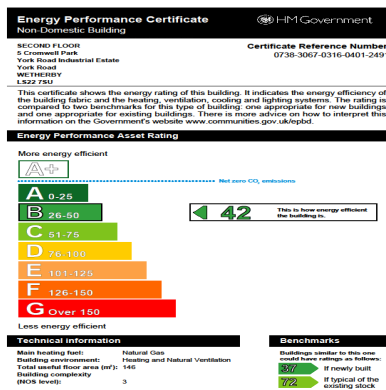
Rateable Value

We advise interested parties to contact the Valuation

Office Agency (VOA) website make their own enquiries.

EPC

The property has been assessed as having an energy performance asset rating of B



Further Information/ Viewing

For further information or to arrange an inspection please contact:

Jane Golisti

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Subject to Contract

Details prepared January 2023

MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Wetherby Property Management or Williams Property Consultants Limited for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.