

TO LET INDIVIDUAL OFFICE SUITES



**AUDBY HOUSE
AUDBY LANE
WETHERBY LS22 7FD**

FROM 22.5 sq m (242.1 sq. ft)

- Popular Office Location
- All Inclusive Rental
- Car Parking
- New Lease/Licence available

PROPERTY DETAILS

Location

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

Description

A flexible arrangement of 2 ground floor office suites and 1 first office suite (can be split), located in this well-maintained office building. The office suites have allocated car parking spaces.

Accommodation

Ground floor, 2 x office suites:

Suite 1

Office 4 – 20 sq m, 215.3 sq ft
Office 5 – 12.2 sq m, 131.3 sq ft
£17,500 per annum excl VAT all inclusive,
2 car parking spaces

Suite 2

Office 6 – 29.2 sq m, 314.3 sq ft
Office 7 – 11.0 sq m, 118.4 sq ft
£17,500 per annum excl VAT all inclusive,
2 car parking spaces

1st floor office suite

Office 9 – 32.8 sq m, 353 sq ft - £8,000 per annum, excl VAT incl 2 car parking spaces

Office 10 – 22.5 sq m, 242.1 sq ft, £5,500 per annum excl VAT, incl 1 car parking space

Office 11 – 32.5 sq m, 349.8 sq ft £8,000 per annum, excl VAT incl 2 car parking spaces.

WC's, storage and kitchen facilities.

Floor plan by request.

Licence

The office suites are available by way of a new licence for a term to be agreed.

All utility bills, gas, electricity, water, building insurance, rates, cleaning of communal areas, fire alarm, general maintenance, grounds and car park maintenance are included in the annual rental.

Legal Costs

Each party to be responsible for their own legal costs

Rateable Value

From the Valuation Office Agency (VOA) website, the rateable value is £15,250, this is included in the annual rental.

EPC

The premises have an EPC rating of C.
<https://find-energy-certificate.service.gov.uk/energy-certificate/6912-1825-1371-6855-0834>



Further Information/ Viewing

For further information or to arrange an inspection please contact:

Jane Golisti

Wetherby Property Management
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Subject to Contract

Details prepared May 2024



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