

TO LET GROUND FLOOR OFFICE SUITE



4 HIGHCLIFFE COURT GREENFOLD LANE WETHERBY LS22 6RG

APPROX 32.8 sq m (353 sq. ft)

- Purpose built, stone built office suite
- One of a block of six
- Car parking
- New Lease available
- Versatile ground floor office space

PROPERTY DETAILS

Location

The property is situated close to Wetherby town centre, convenient for the free Riverside car park with excellent access to the A1 and national motorway network as well as great local shopping facilities.

Description

The building forms part of a terrace of six units, creating a quality office development, traditionally stone built and surmounted by a slate roof. The accommodation, with double glazing, gas fired central heating comprises:

Accommodation

Ground floor open plan office accommodation.

Ground Floor

32.8 sq m (353 sq ft)

There are male and female WC facilities and a separate disabled facility. Shared ground floor kitchen facilities.

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Outside – Landscaped gardens.

Terms

To be let on flexible terms for a minimum 12-month period to include utility bills, service charge and one car parking space per office.

Legal Costs

Each party to be responsible for their own legal costs.

Quoting Rental

Ground Floor Office - £600 per calendar month exc. of VAT.

Rateable Value

From the Valuation Office Agency (VOA) website, the rateable value is £13,500 p.a for both floors, it is not what you would pay in business rates. We advise interested parties to make their own enquiries.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0129-1828-4781-8593-6372>

Further Information/ Viewing

For further information or to arrange an inspection please contact:

Jane Golisti

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Subject to Contract

Details prepared July 2024



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