

Wetherby ~ 15 Westgate, LS22 6LL

A self-contained first floor office/studio approached by external steps with access from a separate side entrance. Air conditioning unit installed. Situated in Wetherby town centre. Public parking nearby.

- Self contained first floor office approximate 270 sq ft
- Open plan space capable of division, if required
- Lease terms negotiable
- Available for immediate occupation

£3,000 PER ANNUM

Renton &Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

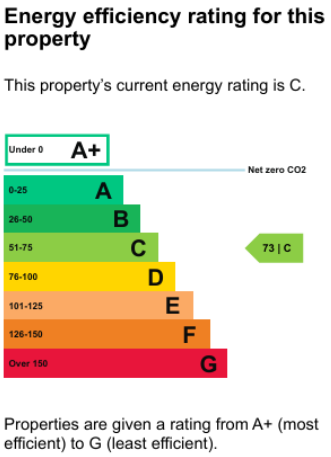
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sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

WETHERBY

Details prepared November 2026

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 by pass and M1/A1 link south of Aberford.



THE ACCOMMODATION

A SELF CONTAINED FIRST FLOOR OFFICE / STUDIO
With access via a personal door from an external staircase into :-

AN OPEN PLAN SPACE
22' 9" x 12' 10" (6.93m x 3.91m) narrowing to 11' 1" (3.38m)
Windows to three sides, water and electric power and light laid on. Mitsubishi air conditioning system/heating unit installed.



TOILET
Shared use of ground floor toilet.

RATEABLE VALUE
£3,250

EPC
Band C

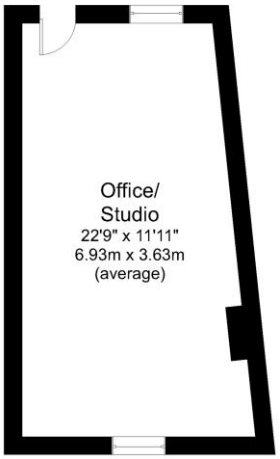
SERVICES
Mains, water and electricity.

TERMS OF LEASE
Lease terms are negotiable.

LEGAL COSTS
The tenant to be responsible for the landlords legal costs.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731





Gross internal floor area (approx.): 24.8 sq m (270 sq ft)
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