

COMMERCIAL



TO LET – GROUND FLOOR OFFICE

NIA 77.7m² (836 sq ft) approx.



UNIT 3 CROMWELL OFFICE PARK, YORK RD, WETHERBY, LS22 7SU

- Forming part of the established York Road Ind Estate/Cromwell Office Park close to Wetherby town centre
- Modern ground floor office suite with air conditioning
- Includes 3 x allocated car parking spaces with further spaces available

MISREPRESENTATION ACT 1967

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ALL PRICES & RENTS QUOTED ARE EXCLUSIVE OF V.A.T.

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LOCATION: Wetherby is an affluent and popular market town approx. 12 miles north east of Leeds, 12 miles west of York and 8 miles south east of Harrogate. The office park is located on York Road between the town centre and Wetherby Racecourse.

ACCOMMODATION: A modern mid-terrace office building over three floors. Accessed through communal entrance and lobby area. L-shaped suite with fitted storage cupboards alongside one wall to main office. Fully glazed partitioned boardroom/meeting room, separate private office and kitchen area. Neutrally decorated with blue/block carpet tiles, suspended ceiling with integral LED lighting panels, perimeter trunking and air conditioning.

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From the communal entrance lobby, there is a disabled compliant WC, shower facility and a lift.

RATING: From the VOA Rating List - 2026 RV is £12,000

This is not what you pay and would be eligible for **100% small business rates relief for qualifying Tenants**. Interested parties should make their own enquiries with Leeds City Council – Business Rates Department regarding the amount payable.

LEASE: Available for a term of years to be negotiated on an Internal Repairing & Insuring Lease basis subject to a fair contribution for the upkeep and maintenance of the common facilities, services, building and estate.

RENT: £12,000 per annum exclusive

To be paid monthly in advance.

CAR PARKING: There are 3 x allocated car parking spaces. Additional spaces available to rent on the estate through a third party. Further details on request.

LEGAL COSTS: The ingoing Tenant to contribute to the Landlord's legal costs in granting a Lease.

VAT: VAT will be applicable on the rent and other outgoings

E.P.C: Available on request.

VIEWING: By appointment through this office:
Tel: 0113 243 2432
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