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To Let (may sell as a whole)

Templar House, 1 Sandbeck Court, Wetherby,
LS22 7BA

- Ground floor quality offices
- 2,000-8,500 sq ft
- On site car parking
- Established location

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Google Maps

Location

The property is situated on Sandbeck Court off Sandbeck Way, in what is a popular mixed use commercial area situated within a short distance away from Wetherby Town Centre. Aldi is within 5 minutes' walk of the property which is also conveniently located approximately 1 mile from the A1 (M) making commuting to and from the local area ideal.

Description

Templar House comprises a modern two storey detached office building with on-site parking. The available accommodation is situated on the ground floor and provides the following:-

- ◆ Full access raised floor
- ◆ Suspended ceiling with integral lighting
- ◆ Fully carpeted
- ◆ Male, female and disabled toilet facilities
- ◆ Window blinds
- ◆ Security bars to the ground floor windows
- ◆ Intercom entry system
- ◆ Lift
- ◆ Gas fired central heating

Accommodation

The available accommodation has been measured to have a net internal floor area of approximately **4,257 sq ft** although it may subject to negotiation be possible to offer a lease or sale of the entire building extending to approximately **8,500 sq ft**.

Car Parking

16 on site car parking spaces are available with the ground floor, which in the event of a split will be allocated on a pro-rata basis.

Terms

The offices are available either as a **whole** or in **part** from circa **2,000 sq ft** by way of a new effective Full Repairing and Insuring lease for a term to be agreed at a quoting rent of **£12.00 psf per annum exclusive**.

Alternatively the freehold of the whole building is available to purchase. Price and further information available upon application.

Business Rates

The ground floor has been assessed to have a Rateable Value of £36,750.

We advise all interested parties to make their own enquiries of the local rating authority.

Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.

EPC

The property has been assessed to have an EPC Rating of C (62). A full copy of the certificate is available upon request.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Viewing & Further Information

Strictly by appointment with the sole letting agent:

Knight Frank

Contact: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: 0113 297 2427

Subject to Contract

Particulars: July 2020

Photographs: June 2020

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[Particulars dated [July 2020]. Photographs and videos dated [June 2020].]

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