

## Exceptional Value

## To Let – First Floor Serviced Offices Sandbeck Way, Wetherby, LS22 7DN



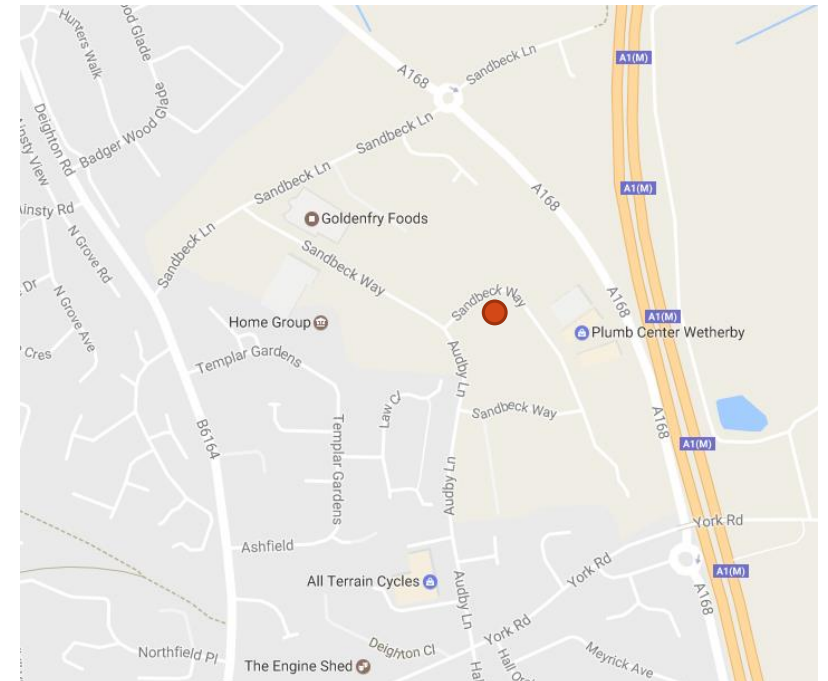
### Location

The premises are situated on Sandbeck Way which lies on the outskirts of Wetherby. Sandbeck Way is a popular business location which has attracted a number of significant national and regional occupiers and offers superb access to the A1 and Wetherby Town Centre both of which are approximately ½ mile distant.

### Description

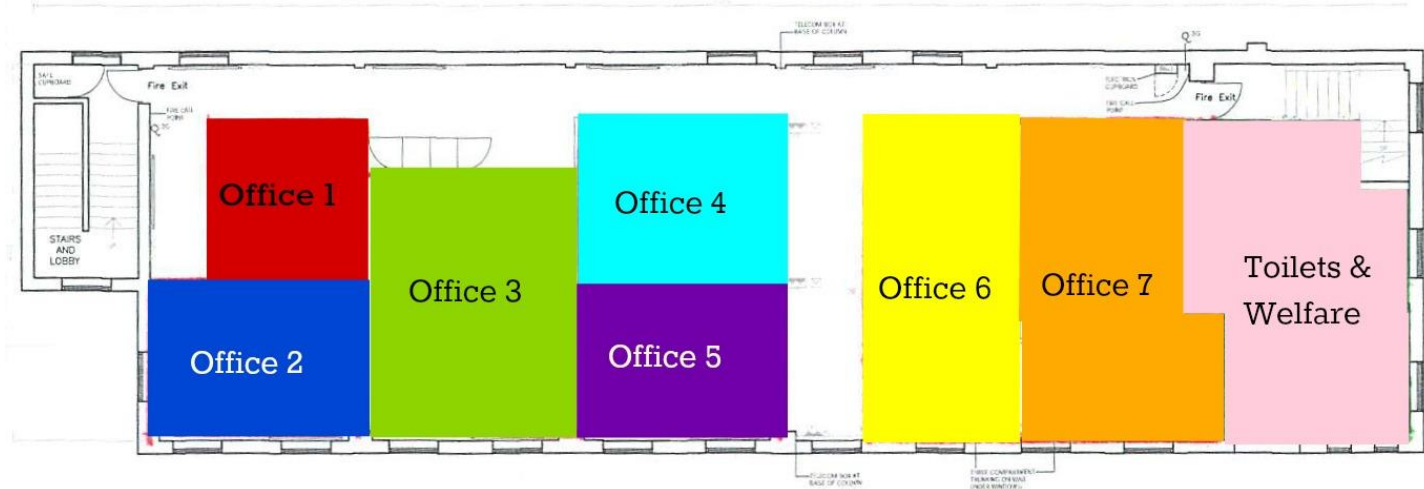
Self-contained Office suites are available and include the following facilities:

- Central heating
- Suspended ceilings with recessed lighting
- Carpeted throughout
- Male and female toilets and kitchen facility
- On-site car parking



## Office suites available

Office Number	Area (SqM)	Area (SqFt)	Rent (PCM)
1	13.10	140	£200.00
2	18.17	195	£230.00
3	30.97	333	£465.00
4	17.35	186	£270.00
5	17.58	189	£264.00
6	21.35	230	£324.00
7	30.66	330	£462.00



Areas shown in white are common areas.

### Services

Monthly rents include heating, lighting, WIFI and business rates. Cleaning of common areas and toilet accommodation is also included.

**Optional Services** – Office desk and chair and dedicated internet (at extra cost).

### Terms

Each office is to be occupied under license for a minimum period of 6 months. License fees are paid monthly in advance. Each party is to be responsible for their own costs in relation to the licence agreement. Further information on request.

**Should you require further information or wish to make an appointment to inspect please contact: David Smith**

**Tel: 0113 826 7685**

**Mobile: 07733 895928**

**Email: david@djsproperty.co.uk**

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