

To Let Ground Floor Office



**Deem House, Walkers Court, Audby
Lane, Wetherby, LS22 7FD**

APPROX 2700 Sq. ft (250 Sqm)

- Large open-plan office space
- Spacious meeting rooms
- Air conditioning
- Own kitchen and Shared WC facilities
- On-site car parking

PROPERTY DETAILS

Location

The property is ideally situated close to Wetherby town centre, offering a convenient and well-connected location for both businesses and visitors.

Wetherby is a popular and affluent market town in West Yorkshire, strategically positioned with excellent access to the A1(M), providing direct links to Leeds, York, Harrogate, and the wider national motorway network.

The town benefits from a strong commercial presence and a vibrant local economy, supported by a mix of independent retailers, national chains, and professional services.

There are excellent local amenities, including a wide range of shops, Cafe's, restaurants, and bars, creating a lively and attractive environment for businesses and their customers.

Description

Deem House offers a bright, open-plan workspace well-suited to a variety of business needs. The space benefits from excellent natural light, creating an inviting and productive environment. Large meeting rooms provide areas for team collaboration, client meetings, or private discussions, all fitted with air conditioning

Tenants have use of their own kitchen and shared WC facilities, and on-site car parking adds convenience for staff and visitors alike. The flexible layout can easily accommodate open-plan desks, breakout areas, or partitioned offices to suit individual business requirements.

Accommodation

Ground floor

2700 Sq ft (250 Sqm)

Outside

Parking for 11 spaces

Lease

The property is available by way of new internal repairing lease for a minimum term to be arranged.

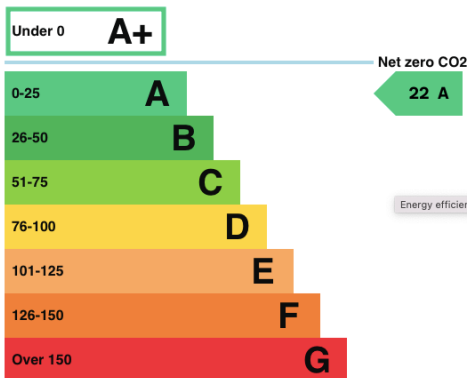
Quoting Rental

£30,000 per annum exclusive of service charge and insurance.

Rateable Value

All interested parties to make their own enquiries.

EPC



Further Information/Viewing

Harry Williams

Wetherby Property Management

T **01937 534662**

E harry@wetherbypm.co.uk

Subject to Contract

Details prepared November 2025



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Wetherby Property Management or Williams Property Consultants Limited for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.