

To Let – Knight House, First Floor Offices



**Knight House, First Floor, 2 Sandbeck Way,
Wetherby, LS22 7BA**

3884 sq. ft (357.1 sq m)

- **Office space fit out or full floor available** to configure the space to suit your business needs
- **Established business location** - on Sandbeck Industrial Estate with excellent A1(M) access
- **Modern amenities** - air conditioning/heating ceiling cassettes, perimeter trunking, LED lighting
- **Ample on-site parking** and kitchen and W/C facilities

PROPERTY DETAILS

Location

Situated in Sandbeck Estate in Wetherby, this property offers a prime location for businesses looking for a well-connected base. The office is easily accessible from the A1(M), providing excellent road links to Leeds, York, and Harrogate, and is just a short drive from Wetherby town centre, which offers a range of amenities including shops, cafés, and local services. The estate is home to a variety of commercial and light industrial occupiers, making it an ideal location for growing businesses.

Description

This 1980s/1990s-built commercial property offers flexible office accommodation within the business hub of Wetherby. The space includes air conditioning and heating via ceiling cassette units, perimeter trunking for data and power, a lift, wc's, and is finished to an excellent standard throughout.

The layout can be taken as is, or the landlord is open to amending the layout, allowing you the flexibility to configure the space to suit your own requirements

Accommodation

Gross internal area – 3884 sq. ft (357 Sqm)

Net internal area – 3024 sq.ft (281 Sqm)

Office 1 – 1132 sq. ft (105 Sqm)

Office 2 – 154 sq. ft (14 Sqm)

Office 3 – 857 sq. ft (80 Sqm)

Office 4 – 120 sq. ft (11 Sqm)

Office 5 – 228 sq. ft (21 Sqm)

Office 6 - 150 sq. ft (14 Sqm)

Kitchen – 383 sq. ft (35 Sqm)

Outside

Ample car parking to be arranged with the landlord.

Leasing agreement

The property is available by way of a new internal repairing and insuring Lease for a term to be agreed with any shared costs recovered by a service charge payment to be confirmed.

Quoting Rental

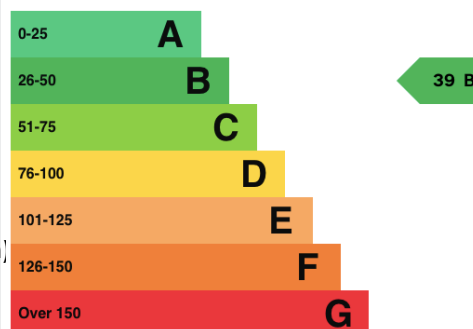
£40,000 pa exclusive of VAT. Rates and service charge.

First floor electrics are separately metered to ground floor.

Rateable Value

The current rateable value is £34,000

EPC



Further Information/ Viewing

For further information or to arrange an inspection please contact:

Harry Williams

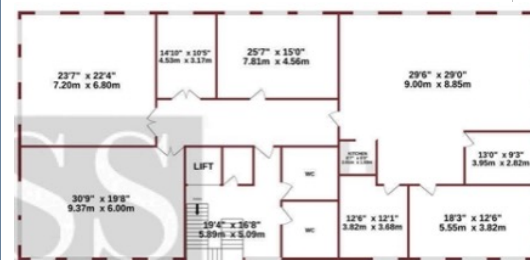
Wetherby Property Management

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Subject to Contract

Details prepared June 2025



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