

Connection House, Sandbeck Lane, Wetherby, LS22 7TW



Industrial / Warehouse Unit

16,241 sq ft (1,508 sqm)

- **Prominent Position on Sandbeck Lane**
- **Large Secure Yard & Parking**
- **To Undergo a Substantial Refurbishment**

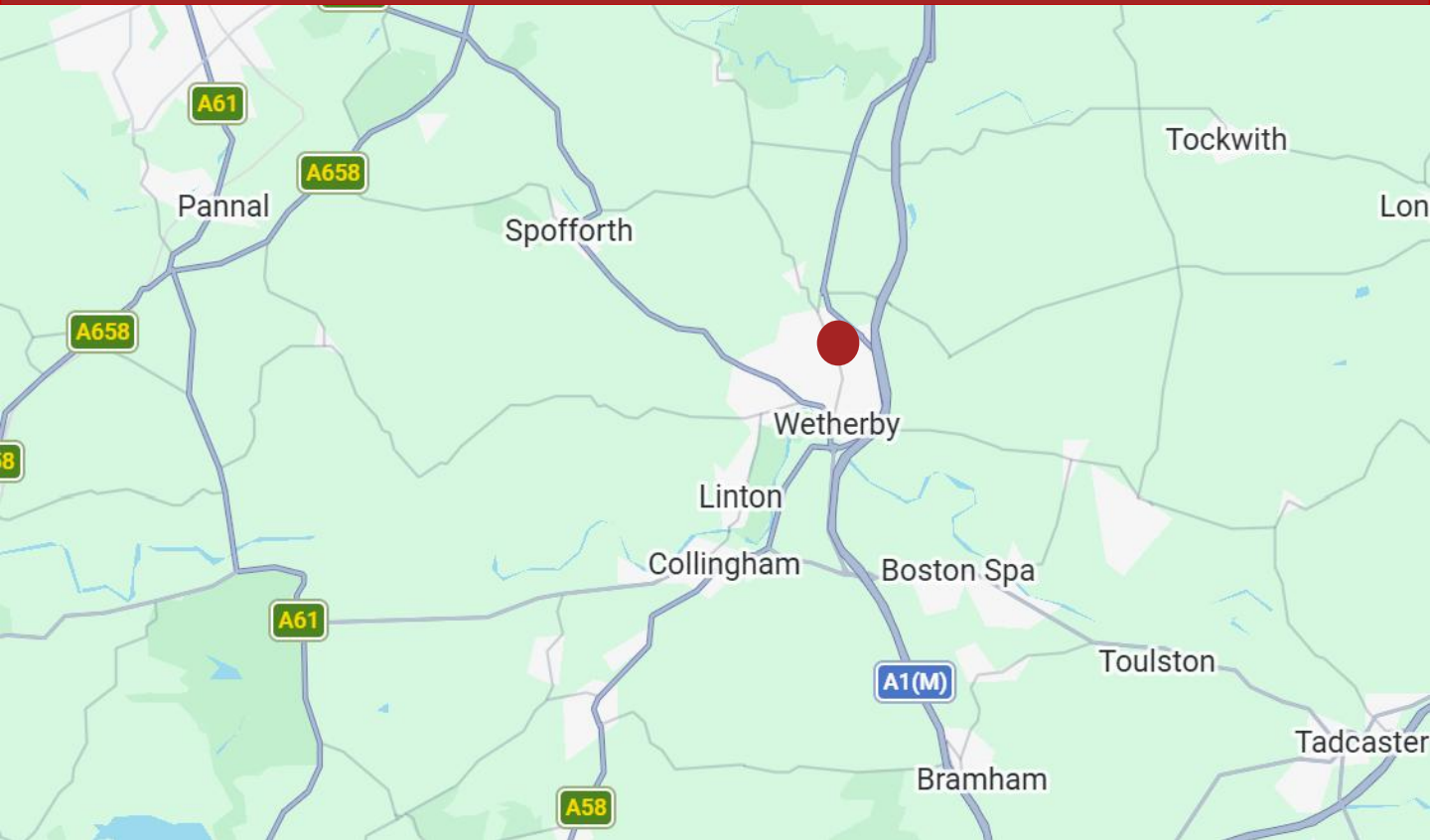
For more information please contact:

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LOCATION

Connection House is situated on Sandbeck Lane, an established industrial location on the eastern side of Wetherby, West Yorkshire. Wetherby benefits from direct access to the A1(M) at Junction 46, providing swift connectivity to Leeds, York, Harrogate and the wider Yorkshire motorway network, making it a well-regarded location for industrial and distribution occupiers serving the region.

Sandbeck Lane forms part of Sandbeck Industrial Estate, a well-established mixed industrial and trade counter location, home to a range of local and national occupiers.

RATEABLE VALUE

We understand the property has a rateable value of £88,500 (2026 List). Interested parties should make their own enquiries of the relevant billing authority.

EPC

The property has an EPC Rating of C. This will be reassessed upon completion of the refurbishment works.

VAT & LEGAL COSTS

All prices and outgoings are exclusive of but may be liable to VAT. Each party is responsible for their own legal costs incurred in the

DESCRIPTION

Connection House comprises a detached industrial/warehouse facility of steel portal frame construction, occupying a prominent self-contained site with a generous secure yard and ample on-site parking.

The property is to undergo a comprehensive refurbishment prior to occupation. A full specification will be confirmed and issued to interested parties in due course, but is expected to include external redecoration, roof repairs and improvements, upgraded LED lighting and services, new loading door, together with a general refurbishment throughout the building.

The landlord is willing to discuss specific occupier requirements, with elements of the refurbishment capable of being tailored to suit an incoming tenant, subject to covenant and lease terms.

The current tenant fit-out includes extensive laboratory accommodation and high-quality office space. These areas can either be retained to meet an occupier's operational requirements or removed to provide additional warehouse space, depending on the incoming tenant's needs.

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Connection House, Sandbeck Lane, Wetherby, LS22 7TW**ACCOMMODATION**

Description	sq ft	sq m
Warehouse	12,377	1,149
Ground Floor Office & Welfare	2,056	191
First Floor Office & Welfare	1,808	168
TOTAL GIA	16,241	1,508

TERMS

The property is available on a new full repairing and insuring lease. Further details are available from the joint agents..

JOINT AGENTS

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