

**SUBSTANTIAL FIRST FLOOR SUITE  
EXTENDING TO APPROX. 2779 SQ FT**

**£90,000 PA**

## **Description**

A rare opportunity to occupy a substantial first-floor office suite extending to approximately 2,779 sq ft within the highly regarded Haybarn at Parkhill Business Centre, just outside Wetherby. Available on an all-inclusive rental basis, the property provides exceptional quality office accommodation in an attractive business park setting, combining a peaceful rural environment with excellent connectivity to the A1(M), Wetherby, Leeds and York.

The suite has been thoughtfully configured to provide an excellent balance of collaborative and private working space, incorporating expansive open-plan offices, individual offices, meeting rooms, a boardroom, breakout areas and a private kitchen. The office and communal areas are cleaned daily.

Finished to a high specification throughout and benefiting from excellent natural light, the accommodation is complemented by a comprehensive all-inclusive package incorporating ultra-fast 1GB fibre broadband, daily communal area cleaning, dedicated free parking, EV charging, bike storage, shower facilities and attractive outdoor seating areas, creating an outstanding headquarters opportunity for a wide variety of businesses.

## **Terms**

Leasehold. The property is available to lease on new terms to be negotiated

## **Business Rates**

Rateable Value: £38,250

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

## **VAT**

The property is elected for VAT.

## **Legal Costs**

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## **Planning**

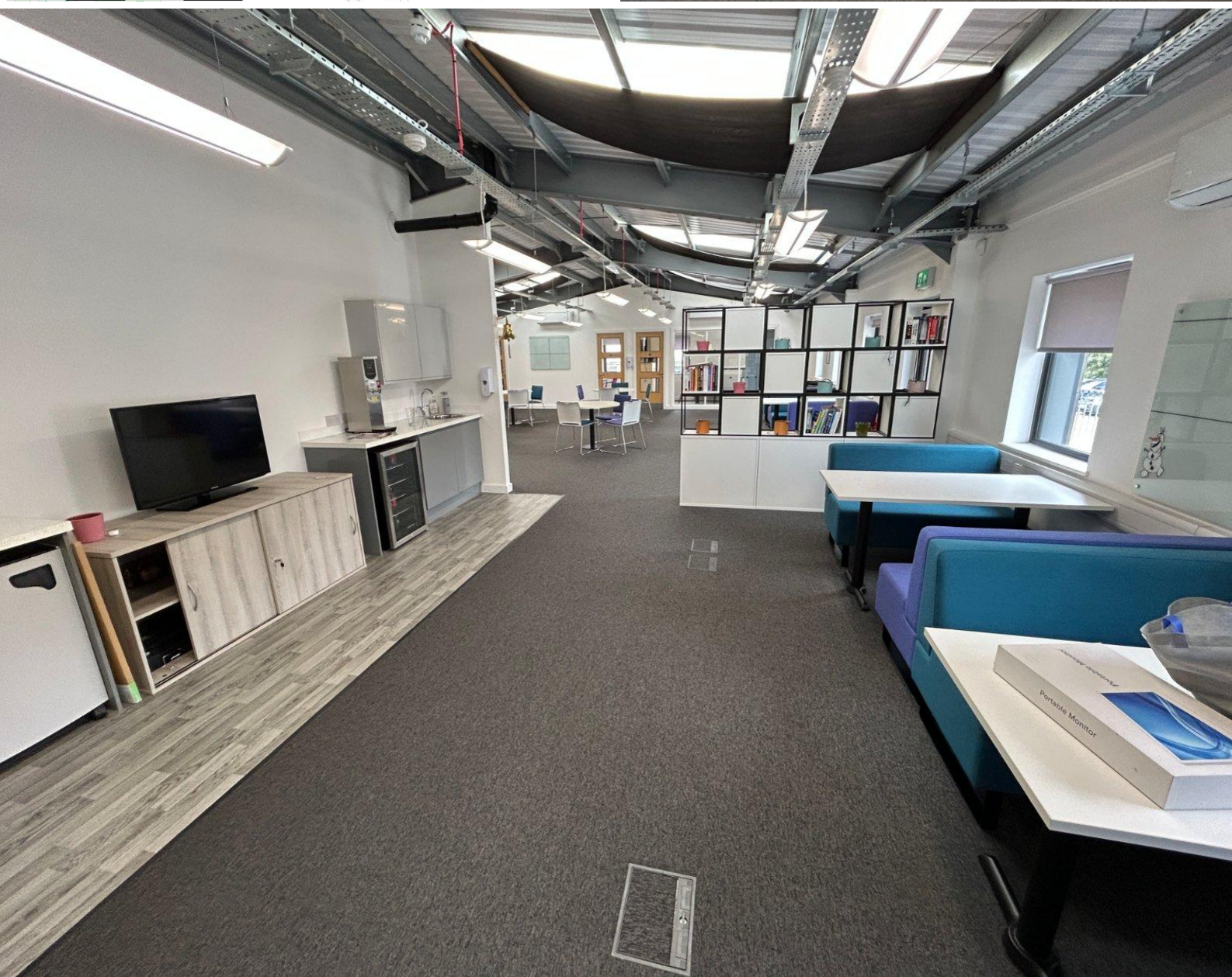
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## **Services**

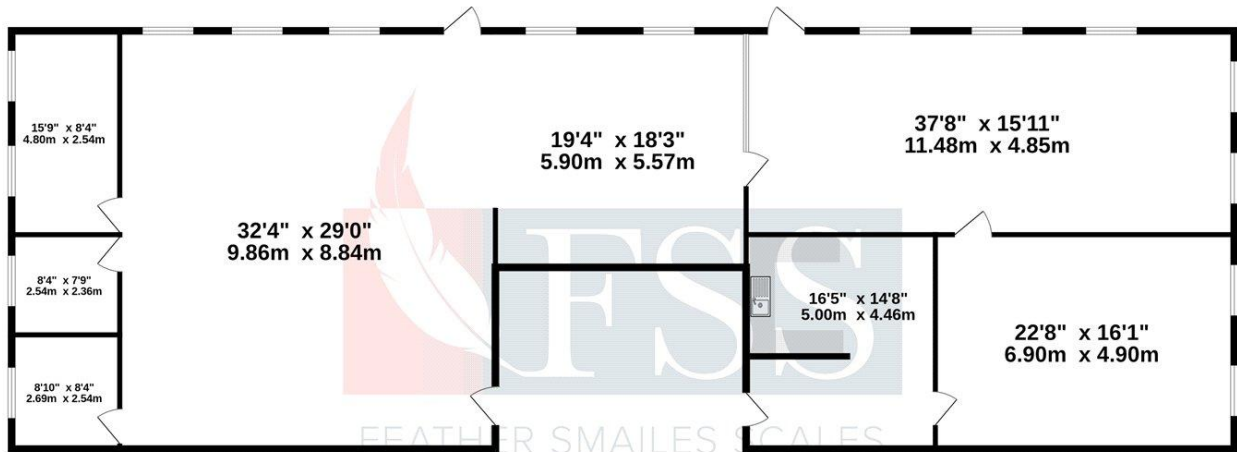
All mains services are connected to the property.

## **Viewing**

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



**FIRST FLOOR**  
**2779 sq.ft. (258.2 sq.m.) approx.**

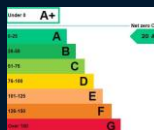


**TOTAL FLOOR AREA : 2779 sq.ft. (258.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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