

# TO LET INDIVIDUAL OFFICE SUITES



**AUDBY HOUSE  
AUDBY LANE  
WETHERBY LS22 7FD**

**FROM 20.0 sq m (21.5 sq. ft)**

- Popular Office Location
- All Inclusive Rental
- Car Parking
- New Lease/Licence available

## PROPERTY DETAILS

### Location

The office suite is situated close to Wetherby town centre, with excellent access to the A1 and national motorway network. Wetherby has good local shopping facilities with a broad mix of independent shops, restaurants, cafes and bars.

### Description

A flexible arrangement of one ground floor office suite and 1 first floor office located in this well-maintained office building. The office suites have allocated car parking spaces.

### Accommodation

#### Ground floor

**Office 1** – 20.7 sq m, 22.5 sq ft

££6,750 per annum excl VAT

1 parking space

**Office 4** – 20.0 sq m, 21.5 sq ft

£6,250 per annum, excl VAT

1 parking space

#### 1<sup>st</sup> floor office

**Office 11** – 32.5 sq m, 349.8 sq ft

£8,000 per annum, excl VAT

1 car parking space

WC's, storage and kitchen facilities.

Floor plan by request.

Phone answering service included in the rental of all office suites.

### Licence

The office suites are available by way of a new licence for a term to be agreed.

All utility bills, gas, electricity, water, building insurance, rates, cleaning of communal areas, fire alarm, general maintenance, grounds and car park maintenance are included in the annual rental.

### Legal Costs

Each party to be responsible for their own legal costs

### Rateable Value

From the Valuation Office Agency (VOA) website, the rateable value is £15,250, this is included in the annual rental.

### EPC

The premises have an EPC rating of C. <https://find-energy-certificate.service.gov.uk/energy-certificate/6912-1825-1371-6855-0834>



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### Subject to Contract

Details prepared February 2025



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