

# INDUSTRIAL UNIT TO LET



**UNIT 12, ERIVAN PARK, SANDBECK WAY, WETHERBY, LS22 7DN**

- 116.3 sq.m (1,250 sq ft)
- Established industrial location
- Excellent access to the A1(M)
- Ground Floor industrial premises.

**Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)**

## LOCATION

Wetherby, which has a population of 11,242 persons, is a busy West Yorkshire market town located approximately 12.5 miles (20km) north east of Leeds, 14 miles (22.5km) west of York and 9 miles (14.5km) south east of Harrogate.

The town lies adjacent to the A1(M) and is served by Junctions 45 and 46 which provide excellent north/south communications and also links with the M62 approximately 20 miles (32.2km) to the south. There are good road links to Leeds (A58), Harrogate (A661) and York (A659-A64).

The property is situated on Erivan Park on Sandbeck Way, a multi let industrial estate which forms part of the wider Sandbeck Industrial Estate with occupiers including Howdens, Wolseley, Screwfix, Kapitex, KD Carpets, H.D Bell (Machine Tools), Knaresborough Engineering and Tunston Construction.

## DESCRIPTION

The property comprises a mid terraced steel portal frame industrial unit brick built and thereafter clad in steel sheet cladding with a plastisol coated metal clad insulated roof incorporating translucent roof lights.

The unit is accessed from a shared service yard via a roller shutter providing servicing from the front as well as a front access door. The unit also benefits from WC facilities.

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Gross Internal Floor Area of **116.13 sq.m. (1,250 sq.ft)**.

## TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£10,625 per annum exclusive**.

The tenant will be required to contribute to the common service charge which is approximately £772 per annum and insurance which is approximately £716 per annum.

## RATES

We understand the property is assessed as follows:-

Rateable Value      £8,500

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION/VIEWING:

### Tom Grimshaw

T: 0113 244 9020

M: 07827 965146

E: tom@bht.uk.com

### Jonathan Wade

T: 0113 244 9020

M: 07743 807084

E: jonathan@bht.uk.com

Subject to Contract  
18 Nov 21

#### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Braekkenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.