

# INDUSTRIAL UNIT TO LET



**UNIT 13, 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, IDEXX Laboratories, KD Carpets, metals4U Ltd, 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. As part of some recent major over-cladding works, the roof has also just been completely resined and insulated.

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. Internally the unit benefits from an open plan warehouse, kitchen and 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 effective full repairing and insuring lease for a term of years to be agreed at a rent of **£15,000 per annum exclusive**.

The tenant will be required to contribute to the common service charge which is approximately £1,509.70 per annum and insurance which is to be confirmed for the coming year. A copy of the service charge budget is available on request.

## RATES

We understand the property is assessed as follows:-

Rateable Value      £9,900

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

The Rateable Value is set to increase to £11,250 as of the 1<sup>st</sup> April 2026

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (103). A copy of the EPC is available on request.

## 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:

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Subject to Contract  
March 2026