

OFFICE SUITES – TO LET

132 SQ.FT - 628 SQ.FT
(12.24 SQ.M – 58.33 SQ.M)



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

- Dedicated Car Parking
- Flexible Space / Terms Available
- Great Accessible Location – Central Wetherby

Description

The 3 storey office block is accessed from Audby Road in Central Wetherby and provides a variety of different suites, all of which have central heating, carpeted floors and perimeter trunking.

The property is located in the popular West Yorkshire market town of Wetherby on the banks of the River Wharfe. The town lies equidistant from Harrogate, Leeds and York within what is widely referred to as Yorkshires Golden Triangle.

Local amenities within the town include a range of shops, schooling, sporting amenities, namely a heated indoor community swimming pool, 18 hole golf course, tennis, rugby, squash and football teams.

Wetherby has multiple large residential development schemes either in progress or approved by the planners.

The town is also located beside the A1(M) carriageway which feeds into the wider motorway networks and main A64 carriageway linking Leeds with the East coast.

Terms

Suites can be made available on a rent only basis (service charge applicable) or on an all inclusive deal (excluding broadband and phone line) for a period of years to be negotiated.

Accommodation (All Areas NIA)

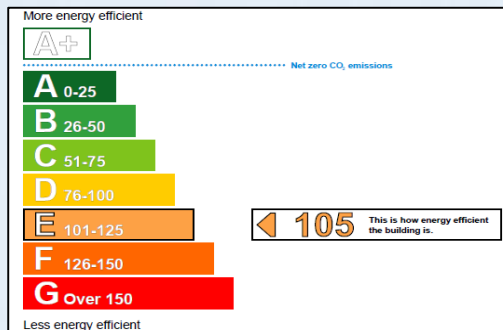
Ground Floor

Suite 1	28.57 sq.m	308 sq.ft
Suite 2	29.76 sq.m	320 sq.ft

Suites 1 & 2 can be combined and do interlink

First Floor

Suite 2	12.14 sq.m	132 sq.ft
Suite 4	22.23 sq.m	239 sq.ft
Suite 5	13.55 sq.m	146 sq.ft



Viewing

By Appointment only via sole letting agents;

Malcolm Stuart Property Consultants - 01937 530853
james@malcolm-stuart.com



GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared March 2018 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy.
Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.