

TO LET

**HIGH-QUALITY OFFICE SUITES
with ON-SITE PARKING in a PRIME
WETHERBY POSITION**



- **ROOF COURTYARD**
- **PROMINENT LOCATION**
- **FREE ON-SITE PARKING**

Riverview Court
1 Castlegate, Wetherby LS22 6LE

LOCATION

Riverview Court is prominently situated fronting onto Market Place at its intersection with Castlegate within Wetherby Town Centre.

Wetherby is a busy market town, straddling the A1, approx. 10 miles due north-east of Leeds City Centre and is excellently situated for access and communications with the rest of the country via the A1(M) and the national motorway network.

Riverview Court is in the heart of Wetherby Town Centre and benefits from being adjacent to a wide range of retail, banking, eating and drinking establishments and Wetherby bus station.

DESCRIPTION

Riverview Court is a modern office and shop development with on-site parking at the river end of Market Place and is constructed using the finest quality local stone under a pitched slate roof.

The available accommodation comprises of a suite on part of the first floor and two suites on the second floor, which are accessed from the spacious ground floor entrance via the stairs or an 8-person hydraulic lift. The suites are open plan in layout and benefit from excellent natural light together with access to a decked attractive inner courtyard.

Features of the accommodation include:-

- LED lighting
- Gas-fired central heating
- Sealed-unit double glazed windows
- Excellent natural light
- Fully carpeted and decorated
- Modern suspended ceilings
- 3 compartment perimeter power and data trunking
- Data cabling may be available
- Fitted kitchen
- Video door entry monitor and access system

ACCOMMODATION

The available accommodation comprises the following net internal floor areas:

Part First Floor	-	1,600 sq ft
Part Second Floor (Suite A)	-	3,675 sq ft

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PARKING

There is specifically allocated on-site car parking available for the sole exclusive use of the occupier of each available suite. Please contact the sole letting agents for further information.

In addition there is free on-street parking and other town centre car parking available within 2 minutes walk of Riverview Court.

RATES

The available accommodation has been assessed for rating purposes as "Office and Premises". Please contact the sole letting agents for further information.

EPC

The property has been assessed as having an energy rating of 50 (Band B). A full copy of the EPC is available on request.

TERMS

The available accommodation is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed.

The commencing rental rate is to be **£13.50 per sq ft per annum exclusive**.

VIEWING

For any further information or to arrange a viewing please contact the sole letting agents:-

CARTER TOWLER
0113 245 1447

James Jackson
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Indicative Photo

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