

# TO LET

## HIGH-QUALITY OFFICE SUITE with ON-SITE PARKING

**only 1,300 sq.ft. remaining**  
(2,600 sq ft NOW LET)



- ROOF COURTYARD
- PROMINENT LOCATION
- FREE ON-SITE PARKING (4 spaces)

Suite E 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 part of the first floor of Riverview Court and is accessed from the spacious ground floor entrance via the stairs or an 8 person hydraulic lift.

The last remaining suite is in an open-plan layout and benefits 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
- New carpeting throughout
- Modern suspended ceilings
- 3 compartment perimeter power and data trunking
- Data cabling maybe be available
- Fitted kitchen
- Video door entry monitor and access system

## ACCOMMODATION

The last remaining suite provides a net internal floor area of **1,300 sq ft.**

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## PARKING

There are **4 car parking spaces** specifically allocated for the sole exclusive use of the occupier of the available suite.

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

## RATES

The rateable value of the available suite is to be re-assessed upon occupation.

## 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

This attractive first floor office suite is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. The commencing rental is to be £17,550 per annum exclusive.

## VIEWING

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

**CARTER TOWLER**  
**0113 245 1447**

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Indicative Photo

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