

OFFICE TO LET



Rudgate Court, Rudgate, Walton,
Wetherby, LS23 7QA

FROM APPROX 2024 - 4169 Sq ft. (387 Sqm)

- **Standalone Office Building**
- **18 Car Parking Spaces**
- **Air Conditioning/ Heating Cassettes**
- **Available as a Whole or In Part**

PROPERTY DETAILS

Location

Rudgate Court is located within the well-established Thorpe Arch Trading Estate, near Wetherby, West Yorkshire (LS23 7QA). The estate is a thriving commercial hub comprising a mix of offices, industrial units, and trade occupiers, offering a dynamic business environment.

The location benefits from excellent transport connectivity, with easy access to the A1 (M) via Junctions 45 and 46, providing direct routes to Leeds (approx 14 miles), York (approx 12 miles), and Harrogate (approx 10 miles). Regular bus services also operate between Thorpe Arch, Wetherby, and surrounding areas.

Rudgate Court offers an accessible and attractive business location, ideally suited for companies seeking modern office accommodation in a well-connected and established commercial setting.

Description

The property provides a versatile and well-presented workspace, ideal for a range of business occupiers seeking a professional setting with excellent connectivity.

The office accommodation is arranged to provide a mix of open-plan areas and individual private offices, offering flexibility for collaborative working and dedicated meeting or management spaces. The premises benefit from a 100 Mbps dedicated internet feed, ensuring fast and reliable connectivity suitable for modern business needs.

conditioning and heating cassette units, providing efficient temperature control year-round. High-quality finishes, suspended ceilings with LED lighting, and ample natural light create a bright and productive working environment.

The property can be leased as a whole or divided into two self-contained suites, providing flexibility to accommodate varying space requirements. Externally, the premises benefit from 18 designated car parking spaces, offering generous on-site parking provision for staff and visitors.

Accommodation

Ground Floor - 2024 Sq Ft (188 Sqm)
 First Floor – 2145 Sq Ft (199 Sqm)
 Total – 4169 Sq Ft (387 Sqm)

Lease

If the property is split the offices are available by way of new internal repairing leases for a minimum term of 5 years.

If taken as a whole the property is available by new external and insuring lease.

Legal Costs

Each party to be responsible for their own legal costs.

Quoting Rental

£50,000 per annum exclusive of VAT and insurance

Rateable Value

We advise interested parties to make their own enquiries.

EPC

Available on Request



Further Information/ Viewing

For further information or to arrange an inspection please contact:

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Subject to Contract

Details prepared Oct 2025



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