

# TADCASTER

Ground Floor Offices, Tower  
Brewery, LS24 9JR



## OFFICE TO LET

**1,801 SQ FT**

- Ground floor office suite
- Secure on site car parking for approx 8 cars
- Prominent frontage to the main A659 Wetherby Road
- Approximately 0.5 miles from Tadcaster Town Centre

**GROUND FLOOR OFFICES**

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### Summary

Available Size	1,801 sq ft
Rent	£18,500 per annum
Business Rates	All parties are advised to make their own enquiries of the local Rating Authority
EPC Rating	E (105)

### Description

The property comprises a two storey brick clad, purpose built office building formerly part of Tadcaster Brewery. The premises offer approximately 1,800 sq ft of space with a range of open plan and individual offices. The suite is fully equipped with WC and kitchenette facilities.

The premises offer an affordable office facility and the fit out includes suspended ceilings, recessed lighting and carpets throughout. Externally the property comes with a minimum of 8 dedicated car parking spaces.

### Location

The offices form part of the Tower Brewery but are prominently situated fronting the A659 Wetherby Road with their own separate access, approximately half a mile from the Town Centre. York is 9.6 miles to the North East and Leeds is 15 miles to the South West.

The A1M giving access to the M1 motorway is approximately 8 miles to the South.

### Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground	1,801	167.32	To Let	Available
<b>Total</b>	<b>1,801</b>	<b>167.32</b>		

### Specification

Two storey brick clad purpose-built office building benefitting from the following:

- Suspended ceilings
- Recessed lighting
- Fully carpeted
- Dado level trunking
- Mainly open plan with some private offices

### Viewings

Strictly by prior appointment via the joint letting agents

### Terms

Available on a new lease for a term of years to be negotiated

### Anti-money laundering regulations

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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