

Lot 30, Sites 1 Sandbeck Way, Wetherby, Leeds,

LS22 7DB

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 30, Sites 1 Sandbeck Way, Wetherby, Leeds, LS22 7DB

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Property Information

Freehold Industrial Ground Rent Investment

- Site area of approx. 0.707 Ha (1.748 Acres)
- Let to Knaresborough Engineering (Yorkshire) Ltd until November 2064
- Important rent review in November 2029 and 10 yearly thereafter
- Established Industrial Estate location
- Immediately adjacent to A1(M) and A168

Lot

30

Auction

29th October 2026

Rent

£24,500 per Annum Exclusive

Status

Available

Sector

Industrial

Auction Venue

Live Streamed Auction

On Behalf of a Cambridge
College

Location

Miles

7 miles south east of Harrogate, 11 miles north east of Leeds City Centre, 12 miles west of York

Roads

A1(M)

Rail

Harrogate Railway Station

Air

Leeds Bradford Airport

Situation

The property is situated on the north side of Sandbeck Way, within the Sandbeck Industrial Estate. The property benefits from being immediately adjacent to the A1(M) and A168.

Tenure

Freehold.

Description

The property comprises site area of approximately 0.707 Ha (1.748 Acres) providing a single storey industrial building of 1,382.60 sq m (14,882 sq ft) (www.voa.gov.uk) with car parking areas.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Tenancy & Accommodation

Site	Site Area Approx. Ha	Site Area Approx. (Acres)	Tenant	Term	Rent p.a.x.	Rent Review
Site 1	0.65	(1.61)	KNARESBOROUGH ENGINEERING (YORKSHIRE) LTD	85 years from 07/11/1979 until 06/11/2064	£24,500	06/11/2029 and 10 yearly thereafter
Land to rear	0.056	(0.138)	VACANT			
Total	0.707	(1.748)				

Lot 30, Sites 1 Sandbeck Way, Wetherby, Leeds,

LS22 7DB

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 30, Sites 1 Sandbeck Way, Wetherby, Leeds,

LS22 7DB

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 30, Sites 1 Sandbeck Way, Wetherby, Leeds,

LS22 7DB

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 30, Sites 1 Sandbeck Way, Wetherby, Leeds, LS22 7DB

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Contacts

Acuitus

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Archie Martine
+44 (0)20 7034 4858
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

Mills & Reeve LLP
Botanic House 100 Hills Road
Cambridge
CB2 1PH

Federico Baglioni
01223 659 009
Federico.Baglioni@mills-reeve.com

Ella Barnes
01223 659 009
Ella.Barnes@mills-reeve.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2026