



## Unit 187

Trust Square, Street 6 North, Thorp Arch Estate, Wetherby, LS23 7FP

**Industrial unit with roller shutter door, office, welfare facilities and yard**

**2,961 sq ft**  
(275.09 sq m)

- Detached brick industrial unit under a pitched profile metal clad roof
- Well established business park in parkland setting



# Unit 187, Trust Square, Street 6 North, Thorp Arch Estate, Wetherby, LS23 7FP

## Summary

<b>Available Size</b>	2,961 sq ft
<b>Rent</b>	£21,000 per annum
<b>Rates Payable</b>	£8,982 per annum
<b>Rateable Value</b>	£18,000
<b>VAT</b>	All prices quoted are exclusive of VAT.
<b>Legal Fees</b>	Each party to be responsible for their own legal fees incurred in this transaction.
<b>EPC Rating</b>	Upon Enquiry

## Description

- Detached brick industrial unit under a pitched profile metal clad roof
- Roller shutter door
- WC and beverage area

## Location

- Well established business park in parkland setting
- Close proximity to A1(M) motorway
- A1(M) provides direct connections to the national motorway network
- Equidistant between Leeds, Harrogate and York
- On site café, health spa, MOT station, gym and children's soft play
- On site management and security
- Over 180 businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minute drive time

## Viewings

Viewings are strictly by appointment only. Please contact the letting agents for further information.

## Terms

The property is available on a leasehold basis. Further details on rent are available upon application.



## Viewing & Further Information



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