



Unit 201

Street 5, Thorp Arch Estate, Wetherby, LS23 7FZ

**Secure warehouse with two
roller shutter doors
providing loading dock
access**

16,681 sq ft
(1,549.72 sq m)

- Well established business park in parkland setting
- Close proximity to A1(M) motorway



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Summary

Available Size	16,681 sq ft
Rent	£58,400 per annum
Rates Payable	£28,416 per annum
Rateable Value	£55,500
VAT	All prices quoted are exclusive of VAT.
Legal Fees	Each party to be responsible for their own legal fees incurred in this transaction.
EPC Rating	Upon Enquiry

Description

- Constructed of brick with flat concrete roof with lightning conductor.
- 2 roller shutter loading doors each with dock level height.
- Previously used for storage of fireworks (explosives) under a license from the Health + Safety Executive.

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 cafe, health spa, MOT station, gym and children's soft play
- Onsite management and security
- Over 180 existing businesses employing approximately 2,000 people
- 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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