



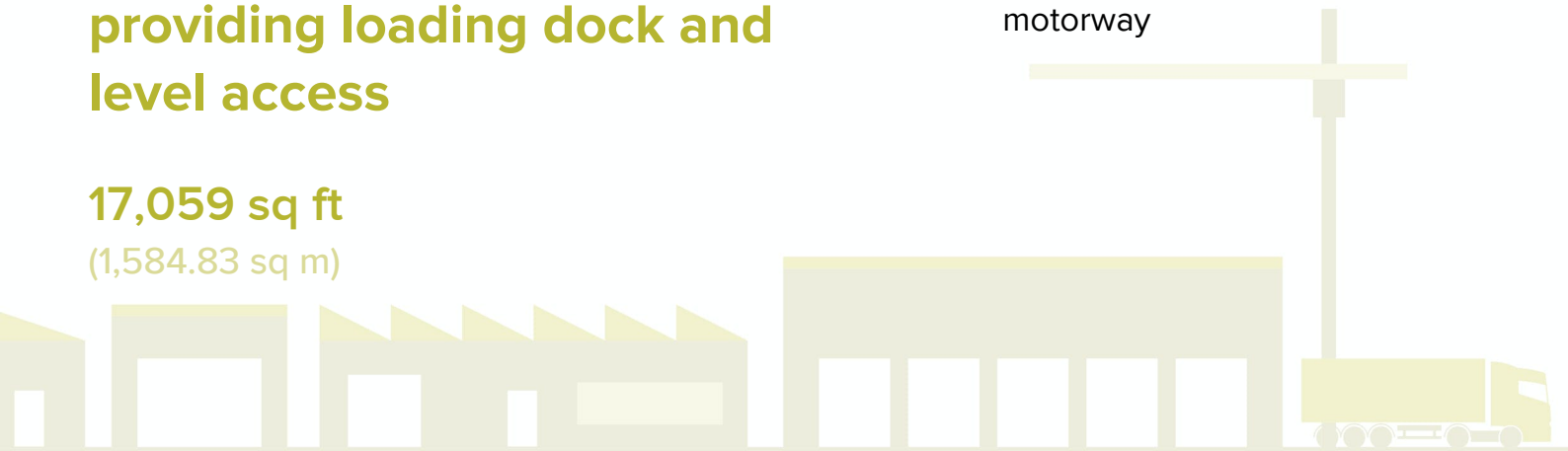
Unit 202

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

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

17,059 sq ft
(1,584.83 sq m)

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



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Summary

Available Size	17,059 sq ft
Rent	£59,700 per annum
Rates Payable	£26,880 per annum
Rateable Value	£52,500
VAT	All prices 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
- 2 roller shutter loading doors, with one at dock level height. The second loading door provides ramp access into the warehouse.

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 childrens 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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