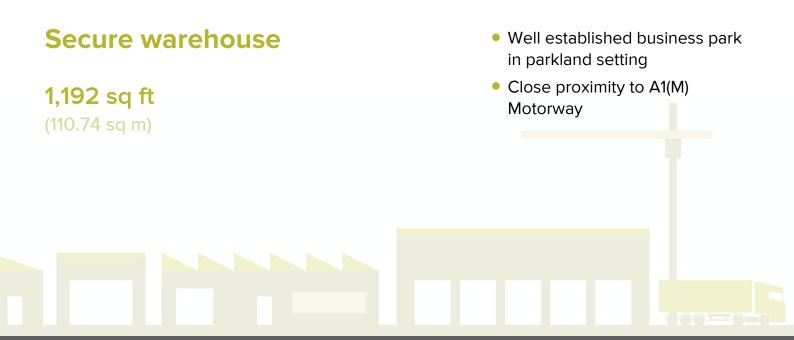


# **To Let**



## **Unit M21** Street 7, Thorp Arch Estate, Wetherby, LS23 7FL



0113 245 1447

www.cartertowler.co.uk

## Unit M21, Street 7, Thorp Arch Estate, Wetherby, LS23 7FL

#### Summary

Available Size	1,192 sq ft
Rent	£8,000 per annum
Rates Payable	£4,041.90 per annum
Rateable Value	£8,100
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
- Alarmed and lightning conductors fitted
- Covered loading dock with secure access door to warehouse

#### Location

- Well established business park in parkland setting
- Close proximity to A1(M) Motorway
- ${\boldsymbol{\cdot}}$  A1(M) provides direct connections to the national; motorway network
- Equidistant between Leeds, Harrogate and York
- ${\boldsymbol{\cdot}}$  On site health spa, MOT station, gym and children's soft play
- On site management and security
- Over 180 existing 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



Hazel Cooper 0113 245 1447 hazelcooper@cartertowler.co.uk



Max Vause 0113 245 1447 maxvause@cartertowler.co.uk



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