



Unit M22

Street 7, Thorp Arch Estate, Wetherby, LS23 7FL

Secure Warehouse

1,192 sq ft
(110.74 sq m)

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



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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

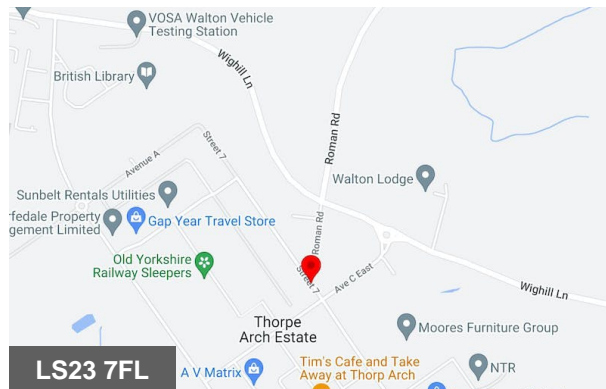
- Well established business park in parkland setting
- Close proximity to A1(M) Motorway
- A1(M) provides direct connections to the national motorway network
- Equidistant between Leeds, Harrogate and York
- On site health spa, MOT station, gym and children's soft play
- On site management and security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



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