



Units 1, 2 & 3 Rudgate Business Centre

Thorp Arch, Wetherby, LS23 7AT

MODERN INDUSTRIAL/WAREHOUSE PREMISES

33,171 sq ft
(3,081.69 sq m)

- Rare freehold opportunity
- Close proximity to A1(M) and M1 national motorway network
- Well established industrial location
- Secure yard
- 3 Phase

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Summary

Available Size	33,171 sq ft
Rent	£6.00 per sq ft
Price	£2,000,000.00
Rates Payable	£2.38 per sq ft
Rateable Value	£154,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (81)

Description

The premises comprise 3 interlinking warehouse buildings of concrete framed construction with elevations of cavity brickwork/blockwork and an insulated profile sheet roof. Internally, the premises provide for large open plan warehousing with integrated office and amenity block facilities. The 3 pitched roof structure to eaves of approximately 5 m incorporate translucent rooflights and sodium downlighters.

The warehouse accommodation has off road parking along the Rudgate frontage and is further serviced via a secure fence and service yard, again off the Rudgate frontage. Loading and unloading is via 3 roller shutter doors.

Location

Set within a well-established industrial/commercial location, Rudgate Business Centre is located off Wighill Lane approximately 2.5 miles due east off the A1(M) at Wetherby providing strong access to the national motorway network. Major cities such as York (16 miles), Leeds (20 miles) and Wakefield (24 miles) are within close proximity.

Accommodation

The accommodation comprises the following areas:

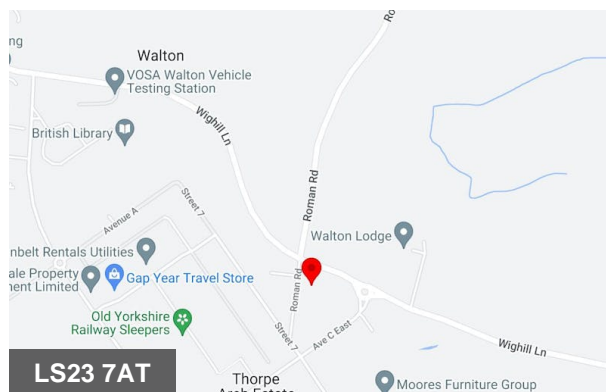
Name	sq ft	sq m
Unit - 1	10,311	957.92
Unit - 2	10,073	935.81
Unit - 3	12,787	1,187.95
Total	33,171	3,081.68

Terms

Offers are sought in the region of £2,000,000 for the benefit of the freehold interest with the benefit of full vacant possession.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.



Viewing & Further Information



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