



Unit A Marrtree Business Park

Rudgate Thorp Arch, Wetherby, LS23 7AU

MODERN WAREHOUSE UNIT WITH OFFICES

2,217 sq ft
(205.97 sq m)

- Established commercial industrial location
- Fully secured site perimeter with electric gated access
- CCTV coverage throughout whole site
- Ancillary Office Accommodation
- Generous Parking

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Summary

Available Size	2,217 sq ft
Rent	£12 per sq ft
Rates Payable	£8,607.75 per annum
Rateable Value	£17,250
Service Charge	Upon Enquiry
VAT	Applicable. All figures are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	A

Description

The property comprises a steel portal frame, end terrace modern industrial unit with a double skin insulated pitched roof, part blockwork and part clad walls and a concrete floor. Loading to the warehouse is by a ground level electric roller shutter door to the front elevation.

Location

Marrtree Business Park is located less than 2.5 miles from the A1 (M) Motorway which is easily accessed at either J45 or J46. The affluent towns of Tadcaster, Wetherby and Harrogate are close by with Leeds and York within commutable distance.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following Gross Internal Areas:

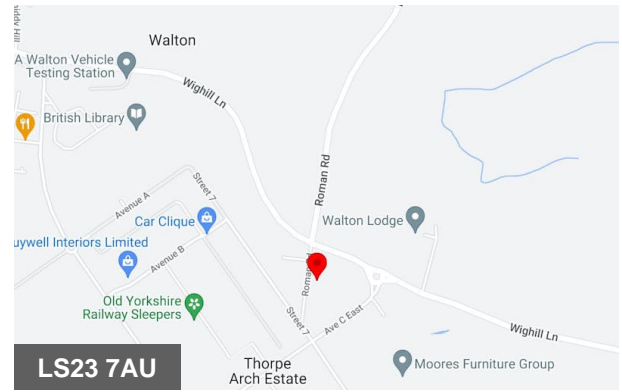
Name	sq ft	sq m
Ground - Warehouse	1,961	182.18
Ground - Office & Facilities	256	23.78
Total	2,217	205.96

Specification

- * 3 phase power
- * 6.7m eaves
- * Translucent roof lights (10%)
- * Floor loading from 35kN / sq m
- * Electrically operated overhead sectional doors
- * Good sized yard
- * Ample car parking provision
- * Fully secure site with electrically operated gate

Terms

The unit is available on a new full repairing and insuring basis, for a number of years to be agreed.



Viewing & Further Information



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