

Sorry this unit has been let



**Unit 357, Street 7, Thorp Arch Estate, Wetherby, LS23
7FL**

Workshops, office and secure yard

Workshop 5,272 sq ft (489.8 sq m) Office 1,125 sq ft (104.5 sq m), Yard 230 sq m



Harry Fullerton / Richard Harris - 0113 2446440
harry.fullerton@eu.jll.com
rich.harris@eu.jll.com



Josh Holmes / Max Vause - 0113 245 1447
joshholmes@cartertowler.co.uk
maxvause@cartertowler.co.uk



Chris Hilton / Tim Munns - 01937 845919
chris.hilton@wharfedalepm.co.uk
tim.munns@wharfedalepm.co.uk

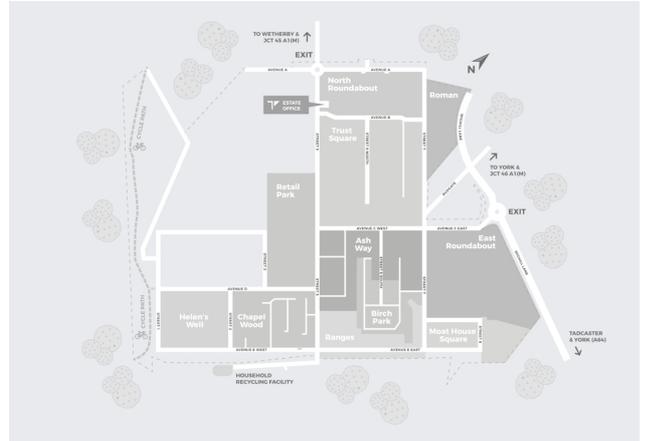
Unit 357, Street 7, Thorpe Arch Estate, Wetherby, LS23 7FL

Description

- Electrically operated roller shutter door
- Secure yard
- Detached office with WC and beverage facility
- Off road parking

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 Retail Park, health spa, MOT station, gym and children's soft play
- On site management and security
- Over 160 existing businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minute drive time



Terms

Rent:	£30,500
Service Charge:	7.5% of the annual rent
Insurance:	£350
Business Rates:	£20,750 RV (UBR 2018/19 £48 in £)
Deposit:	£7,500
Lease:	Fixed term lease or 5 year flexible lease

Legal Costs

Each party is responsible for their own legal costs incurred in the transaction.

VAT

All prices and rates are quoted exclusive but may be subject to VAT.

Disclaimer

The Agents for the Lessor of these properties give notice that: These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of any contract. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenant should not rely on them as statements or representation of facts, but must satisfy themselves as to the correctness of each of them. The Agents for the Lessor have no authority to make representation or warranty whatsoever in relation to the property.

Energy Performance Certificate


Non-Domestic Building

 Unit 357
 Street 7
 Thorp Arch Estate
 WETHERBY
 LS23 7FL

Certificate Reference Number:
 0930-0033-8149-2522-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

 Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

99

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	728
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	91.59
Primary energy use (kWh/m ² per year):	535.16

Benchmarks

Buildings similar to this one could have ratings as follows:

37

If newly built

108

If typical of the existing stock