THORP ARCH ESTATE

www.thorparchestate.co.uk

Sorry this unit has been let



Unit 422B, Birch Park, Thorp Arch Estate, Wetherby, LS23 7FG

JLL 0113 244 6440

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

CARTER TOWLER 0113 245 1447 www.cartertowler.co.uk

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

WHARFEDALE Property Management 01937 845919

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

Refurbished industrial unit with roller shutter door, office and welfare facilities

1912 ft² (178 m²)

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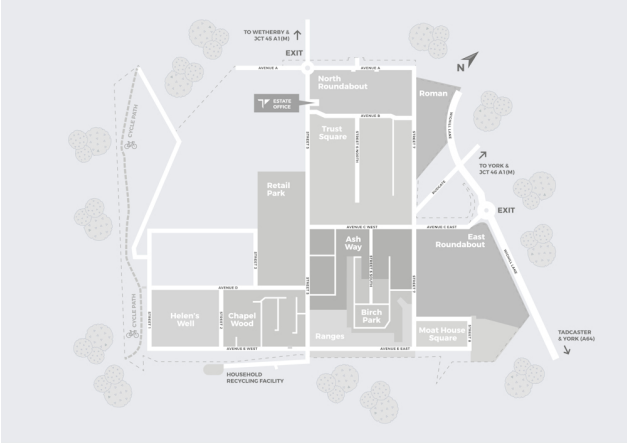
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Description

- Insulated profile metal roof
- Roller shutter door
- Office with plastered walls, dado trunking and suspended tiled ceiling
- WC and beverage facility
- Skip stand and 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:	£11,000 pa
Service Charge:	£825 pa (fixed at 7.5% of rent)
Insurance:	£175 approximately
Business Rates:	£10,250 RV (UBR 2018/19 48p in £)
Deposit:	£3,000
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

HM Government

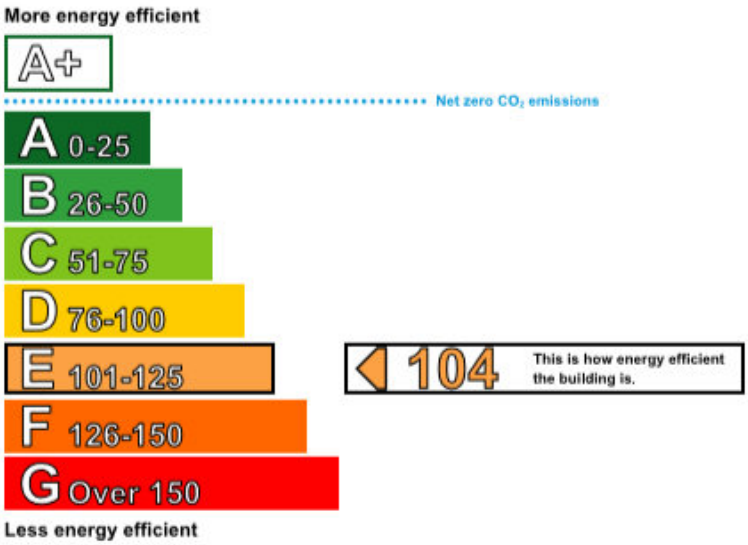
Non-Domestic Building

Unit 422b
Birch Park, Street 7
Thorp Arch Estate
WETHERBY
LS23 7FG

Certificate Reference Number:
0594-0673-5030-8400-9303

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



Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	178
Building complexity (NOS level):	3
Building emission rate ($kgCO_2/m^2$ per year):	68.94
Primary energy use (kWh/m^2 per year):	407.78

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built

103 If typical of the existing stock