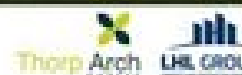


Sorry this unit has been let

ASH WAY PHASE III
THORP ARCH ESTATE



COMPUTER GENERATED IMAGE FOR ILLUSTRATION PURPOSES



Unit 17 Ash Way, Thorp Arch Estate, Wetherby, LS23 7FA



Harry Fullerton / Richard Harris - 0113 2446440
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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

New warehouse/industrial business unit

6000 ft² (557 m²)



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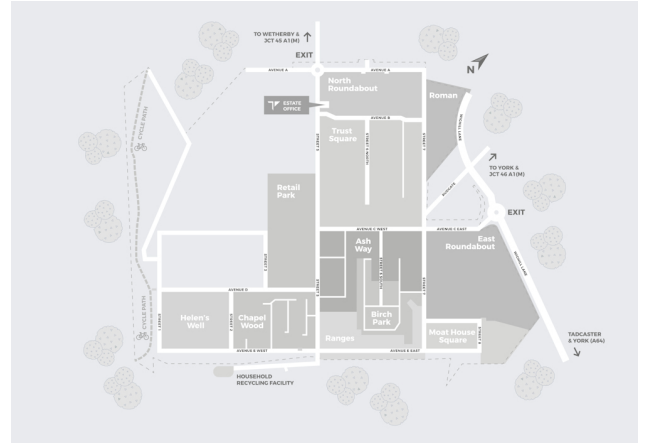
Unit 17 Ash Way, Thorp Arch Estate, Wetherby, LS23 7FA

Description

- Fibre superfast broadband
- 7 metre eaves
- Floor loading of 40kn/sq m
- Office with kitchenette and toilet facilities
- Insulated cladding and roofs
- LED lighting to both warehouse and office
- Sectional electronically operated loading doors
- Ample allocated parking spaces
- All mains services

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:	Let
Service Charge:	£4,500 (10% of the annual rent reconcilable annually)
Insurance:	£750
Business Rates:	Estimated at £33,500. RV to be determined following completion of the building
Deposit:	£12,000
Lease:	To be agreed

Legal Costs

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

VAT

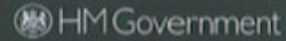
All prices and rates are quoted exclusive but may be subject to VAT.

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 17
 Ash Way
 Thorp Arch Estate
 Wetherby
 LS23 7FA

Certificate Reference Number:
 0910-0231-6669-5402-1006

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



..... Net zero CO₂ emissions

A 0-25

25

This is how energy efficient the building is.

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	553
Assessment Level:	4
Building emission rate (kgCO ₂ /m ² per year):	15.44
Primary energy use (kWh/m ² per year):	91.3

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

78

If typical of the existing stock