

Sorry this unit has been let



**Unit 417, Birch Park, Thorp Arch Estate, Wetherby, LS23
7FG**



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Refurbished industrial unit with offices, welfare facilities and warehouse with roller shutter door.

3929 ft² (365 m²)



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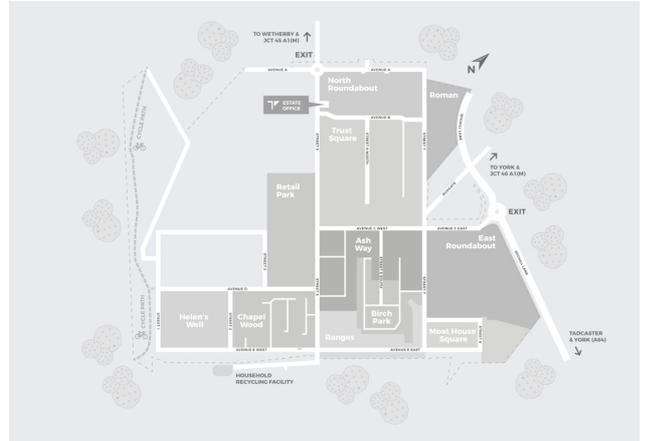
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Description

- Insulated profile metal roof
- Roller shutter door
- Office with plastered walls, central heating, dado trunking and part suspended tiled ceiling
- WC + 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
- Approximately equidistant between Leeds, Harrogate and York
- Onsite Retail Park, health spa, MOT station gym and children's soft play
- Onsite 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:	£25,000
Service Charge:	£1,875
Insurance:	£450
Business Rates:	£18,500 RV (UBR 2019/20 is 0.491p in £)
Deposit:	7,000
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

Non-Domestic Building



Unit 417
 Birch Park, Street 7
 Thorp Arch Estate
 WETHERBY
 LS23 7FG

Certificate Reference Number:
 0040-0738-7569-0874-1006

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

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ 101 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	364
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ² per year):	46.94
Primary energy use (kWh/m ² per year):	220.75

Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

101 If typical of the existing stock