

Sorry this unit has been let



**Unit 441A, Birch Park, Thorp Arch Estate, Wetherby,
LS23 7FG**



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

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

800 ft² (74 m²)



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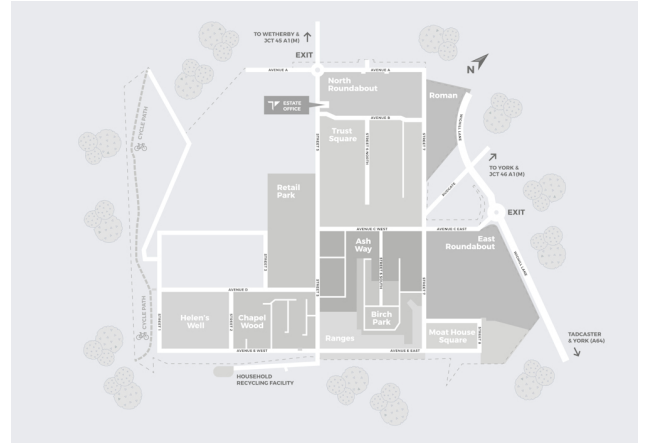
Unit 441A, Birch Park, Thorp Arch Estate, Wetherby, LS23 7FG

Description

- Insulated profile metal roof
- Office
- Roller shutter loading door
- WC + beverage area
- Skip stand and off road parking

Location

- Well established business park in parkland setting
- Close proximity to A1(M) Motorway
- A1(M) link 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 170 existing businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minute drive time



Terms

Rent:	£5,600 pa
Service Charge:	7.5% of annual rent
Insurance:	£80 pa
Business Rates:	£4,250 RV (UBR 2019/20 is 0.491p in £)
Deposit:	£2,000
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



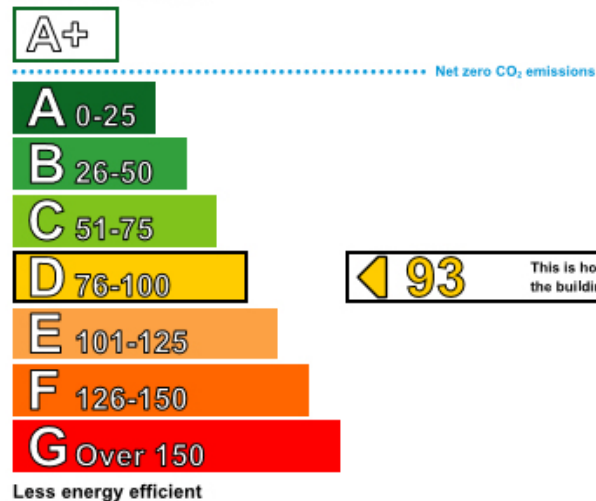
Unit 441a
Birch Park, Street 7
Thorp Arch Estate
WETHERBY
LS23 7FG

Certificate Reference Number:
0850-0633-9669-2507-3002

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



◀ **93** This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	354
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	54.02
Primary energy use (kWh/m ² per year):	319.52

Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
80	If typical of the existing stock