

www.thorparchestate.co.uk

Sorry this unit has been let



Unit 18 Ash Way, Thorp Arch Estate, Wetherby, LS23 7FA

New warehouse/industrial business unit

6000 ft² (557 m²)



Thorp Arch

YORK

HARROGATE

LEEDS

www.thorparchestate.co.uk

Unit 18 Ash Way, Thorp Arch Estate, Wetherby, LS23 7FA

Ref 18

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 cafe, 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

Description

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

Terms

Rent: £45,000 pa

Service Charge: £4,500 (10% of the annual rent reconcilable annually)

Insurance: £750

Business Rates: Estimated £33,500 (UBR 2020/2021 is 49.9p in £)

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.



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



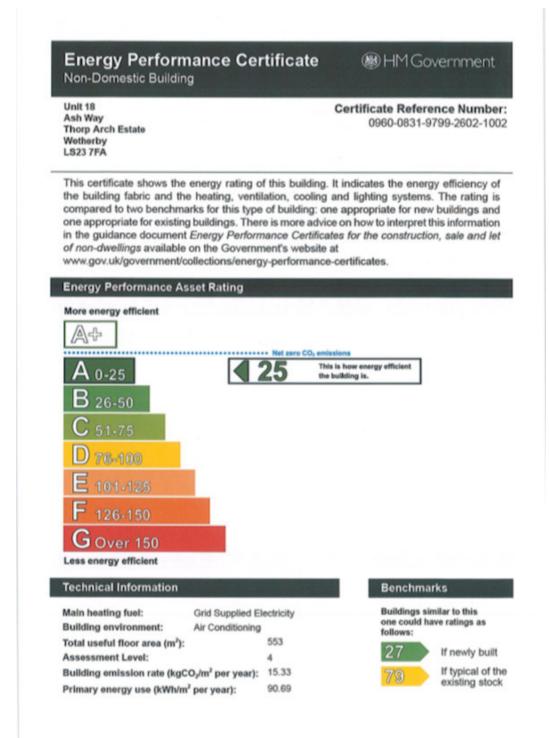
Tom Asher / Matt Ewin - 0113 2440100 tom.asher@savills.com matthew.ewin@savills.com



Zach Mehdizadeh / Richard Harris - 0113 2446440 zach.mehdizadeh@eu.jll.comrich.harris@eu.jll.com



www.thorparchestate.co.uk





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



Tom Asher / Matt Ewin - 0113 2440100 tom.asher@savills.com matthew.ewin@savills.com



Zach Mehdizadeh / Richard Harris - 0113 2446440 zach.mehdizadeh@eu.jll.com rich_harris@eu.jll.com