

Sorry this unit has been let



**Unit 517 Avenue E East, Thorp Arch Estate, Wetherby,
LS23 7EG**



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CGI of Unit 517 for illustrative purposes

Building 14,340 sq ft (1,332.2 sq m) Yard 1,240 sq m



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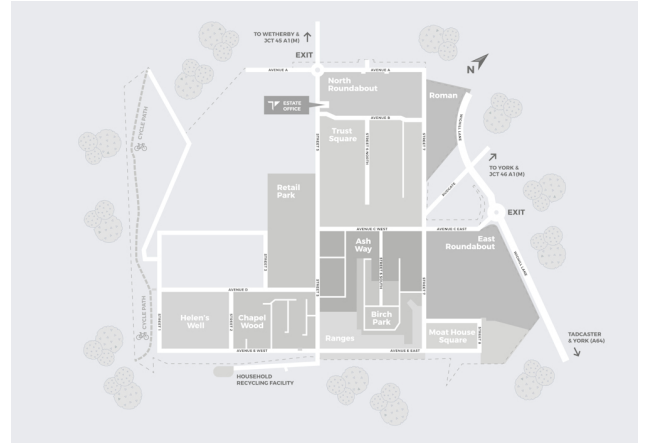
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Description

- Refurbishment will include:
- Insulated elevations and roof incorporating skylights
- Fenced yard 30m x 40m
- Three roller shutter doors at yard level
- One roller shutter door to loading dock
- Fibre connection
- Office and welfare facilities
- Power and lighting fitted

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
- Over 170 existing businesses employing approximately 2,000 people
- Superfast fibre broadband available
- Population of 500,000 within 30 minute drive time



Terms

Rent:	UNDER OFFER
Service Charge:	Fixed at 7.5% of the annual rent
Insurance:	£1,500 approximately
Business Rates:	Not currently in the Non Domestic Rating List
Deposit:	£20,000
Lease:	10 year 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.

