

Sorry this unit has been let



Unit 411, Birch Park, Thorp Arch Estate, Wetherby, LS23 7FG

Refurbished building with roller shutter door, 913 sq ft of office and welfare facilities.

4924 ft² (457 m²)



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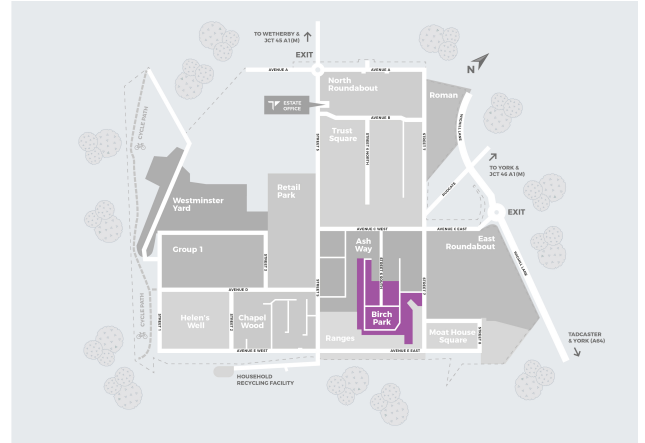
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Description

- Insulated profile metal roof
- Roller shutter loading door
- Heated plastered offices with UPVC windows, suspended tiled ceilings and dado trunking
- WC's, shower and beverage facilities
- 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
- Equidistant between Leeds, Harrogate and York
- On site health spa, MOT station, gym and children's soft play
- On site management and security
- Over 180 existing businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minutes drive time



Terms

Rent:	£30,000 pa
Service Charge:	Fixed at 7.5% of annual rent
Insurance:	£1,250 pa approximately
Business Rates:	£26,500 RV (UBR 2023/2024 is 49.9p in £)
Deposit:	£10,000
Lease:	Fixed term lease or 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 411
Birch Park
Street 7
Wetherby
LS23 7PG

Certificate Reference Number:
0810-0136-6449-7203-8002

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 on the Government's website www.communities.gov.uk/eepd.

Energy Performance Asset Rating

More energy efficient



0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000



77 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	404
Building complexity (NDS level):	3
Building emission rate (kgCO ₂ /m ²):	41.58

Benchmarks

Buildings similar to this one could have ratings as follows:

24	If newly built
68	If typical of the existing stock