

Sorry this unit has been let



Unit 190, Street 6, Thorp Arch Estate, Wetherby, LS23 7FP

UNDER OFFER - PHOTOGRAPH OF UNIT 191 FOR ILLUSTRATION ONLY

Industrial unit with potential yard awaiting refurbishment

2932 ft² (272 m²)



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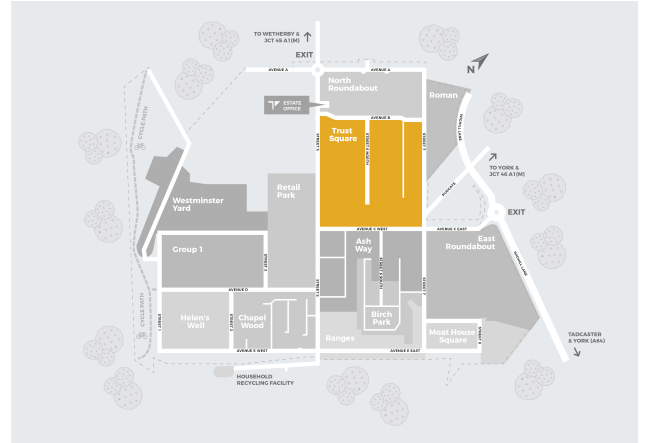
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Description

- Refurbishment to commence following completion of Agreement for Lease and will include:
- Insulated clad elevations and roof
- Warehouse with 2nd roller shutter door
- Office with plastered walls, dado trunking and suspended tiled ceiling
- 2 No WC's (one with disability pack)
- Beverage facility
- Fenced yard
- LED lighting to office and warehouse

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



Terms

Rent:	POA
Service Charge:	fixed at 7.5% of the annual rent
Business Rates:	£17,500 RV (UBR 2023/2024 is 49.9p in £)
Lease:	5-10 year fixed 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.