

## To Let - Ash Way



### Unit 2 Ash Way, Street 5, Thorp Arch Estate, Wetherby LS23 7FA

Modern warehouse with comfort cooled offices and welfare facilities.

8,859 sq ft (823 sq m), including offices 1,378 sq ft (128 sq m)



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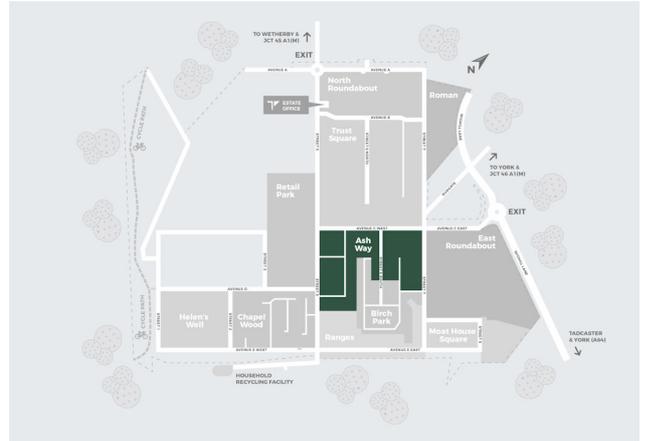
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### Description

- 7Metre Eaves
- Insulated cladding and roof with skylights
- Office with comfort cooling and welfare facilities
- Lighting to both warehouse and office
- Sectional electrically operated loading door
- Ample parking and separate delivery yard

### 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
- Population of 500,000 within 30 minute drive time



### Terms

Rent:	£88,600
Service Charge:	10% of annual rent reconcilable annually
Insurance:	£2,200 pa approximately
Business Rates:	£58,500 (UBR 2024/25 is 54.6p in £)
Deposit:	£25,000
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.

### 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

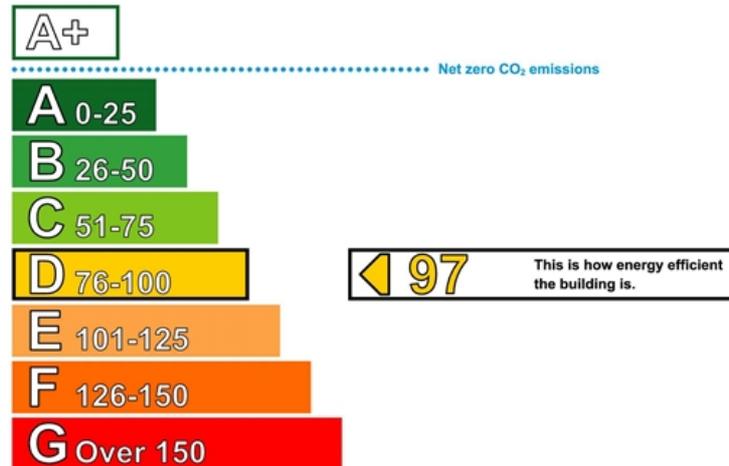
 Unit 2  
 Ash Way  
 Thorpe Arch Estate  
 WETHERBY  
 LS23 7FA

**Certificate Reference Number:**  
 0070-2912-0383-1900-7014

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](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient



Less energy efficient

**Technical Information**

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	831
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	103.15
Primary energy use (kWh/m <sup>2</sup> per year):	597.97

**Benchmarks**

Buildings similar to this one could have ratings as follows:

28	If newly built
83	If typical of the existing stock