

## To Let - Chapel Wood



**Unit 701, Avenue E West, Thorp Arh Estate, Wetherby,  
LS23 7GA**

Refurbished office with central heating and welfare facilities.

1652 ft<sup>2</sup> (154 m<sup>2</sup>)



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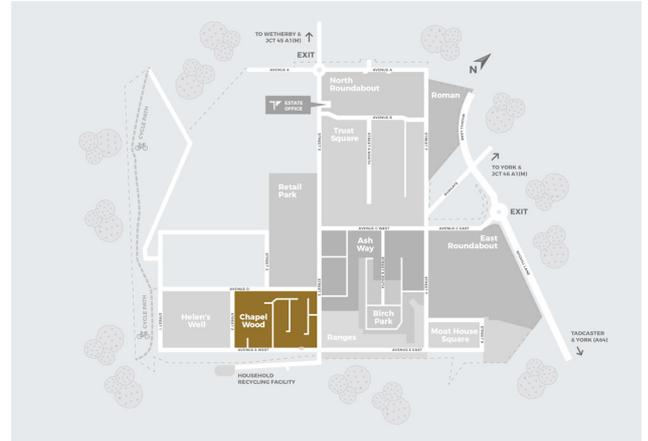
## Unit 701, Avenue E West, Thorp Arch Estate, Wetherby, LS23 7GA

### Description

- Refurbished office
- Plastered walls, dado trunking and part suspended tiled ceiling with inset lighting and LPG fired central heating
- Partitioned offices
- Ladies and gents WC's, kitchen facility
- Ample 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
- 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



### Terms

Rent:	£16,500
Service Charge:	£1,237.50 pa (fixed at 7.5% of rent)
Insurance:	£410 pa approximately
Business Rates:	£15,250 RV (UBR 2024/2025 is 49.9p in £)
Deposit:	£5,000
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 701  
 Avenue E West  
 Thorpe Arch Estate  
 WETHERBY  
 LS23 7GA

**Certificate Reference Number:**  
 0690-0037-7289-9491-5002

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/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



 Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100



This is how energy efficient the building is.

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**Technical Information**

**Main heating fuel:** Natural Gas  
**Building environment:** Heating and Natural Ventilation  
**Total useful floor area (m<sup>2</sup>):** 166  
**Building complexity (NOS level):** 3  
**Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>):** 76.23

**Benchmarks**

Buildings similar to this one could have ratings as follows:

 If newly built

 If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.