

To Let - Chapel Wood



Unit 726B, Chapel Wood Close, Chapel Wood, Thorp Arch Estate, Wetherby, LS23 7FY

UNDER OFFER - Refurbished industrial unit with one roller shutter door, offices and welfare facilities.

1634 ft² (152 m²)



Harry Fullerton / Richard Harris - 0113 2446440
harry.fullerton@eu.jll.com
rich.harris@eu.jll.com



Josh Holmes / Max Vause - 0113 245 1447
joshholmes@cartertowler.co.uk
maxvause@cartertowler.co.uk



Chris Hilton / Tim Munns - 01937 845919
chris.hilton@wharfedalepm.co.uk
tim.munns@wharfedalepm.co.uk

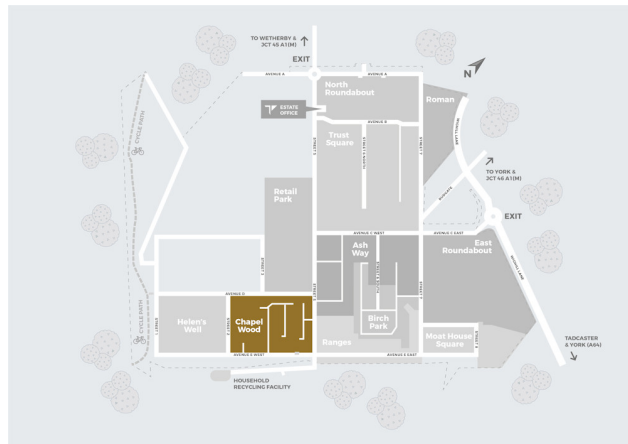
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Description

- Refurbished insulated industrial building
- one roller shutter door
- Fibre connection available
- Office with plastered walls, dado trunking and suspended tiled ceiling
- 2 WC's with disability pack
- Beverage facility
- Power and lighting fitted
- Off road parking and loading

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 minute drive time



Terms

| | |
|-----------------|--|
| Rent: | UNDER OFFER |
| Service Charge: | 7.5% of the annual rent |
| Insurance: | c.450 per annum |
| Business Rates: | £13,750 RV (UBR 2024/25 is 0.499 in £) |
| Deposit: | £4,000 |
| Lease: | Fixed or flexi 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 726
Street 3
Thorp Arch Estate
WETHERBY
LS23 7FY

Certificate Reference Number:
0710-0333-7489-2327-6002

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.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 93

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: | LPG |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 238 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ² per year): | 124.22 |
| Primary energy use (kWh/m ² per year): | 669.75 |

Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built

111 If typical of the existing stock