

## To Let - Chapel Wood



**Unit 651E, Chapel Wood, Street 5, Thorp Arch Estate,  
Wetherby, LS23 7FZ**

Refurbished office with air conditioning, welfare facilities and parking

1066 ft<sup>2</sup> (99 m<sup>2</sup>)



Harry Fullerton / Richard Harris - 0113 2446440  
[harry.fullerton@eu.jll.com](mailto:harry.fullerton@eu.jll.com)  
[rich.harris@eu.jll.com](mailto:rich.harris@eu.jll.com)



Josh Holmes / Max Vause - 0113 245 1447  
[joshholmes@cartertowler.co.uk](mailto:joshholmes@cartertowler.co.uk)  
[maxvause@cartertowler.co.uk](mailto:maxvause@cartertowler.co.uk)



Chris Hilton / Tim Munns - 01937 845919  
[chris.hilton@wharfedalepm.co.uk](mailto:chris.hilton@wharfedalepm.co.uk)  
[tim.munns@wharfedalepm.co.uk](mailto:tim.munns@wharfedalepm.co.uk)

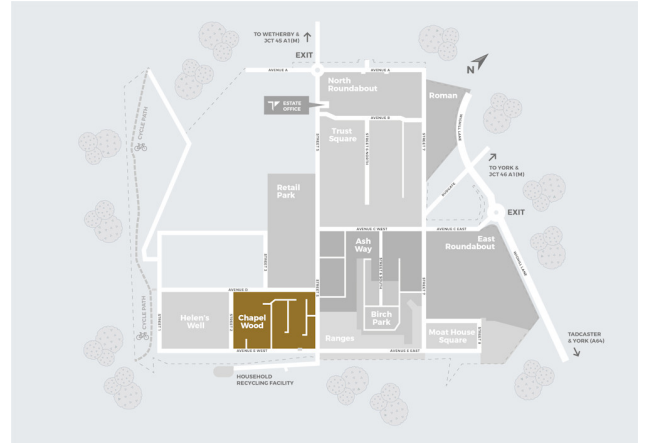
## Unit 651E, Chapel Wood, Street 5, Thorp Arch Estate, Wetherby, LS23 7FZ

### Description

- Refurbished office
- Plastered walls, dado trunking and suspended tiled ceiling with inset lighting
- Comfort cooling via ceiling cassette
- Power and CAT5e cabling
- Ladies and gents WC's. Kitchen facility
- Fibre connection

### 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 café, health spa, MOT station, gym and children's soft play
- Onsite management and security
- Over 180 existing businesses employing approximately 2,000 people
- Population of 500,000 within 30 minute drive time



### Terms

|                 |   |
|-----------------|---|
| Rent:           | £15,000 pa  |
| Service Charge: | Advance payment of £1,125 pa (reconcilable annually capped at 7.5% of the rent) |
| Insurance:      | £300 approximately  |
| Business Rates: | Business Rates TBC (UBR 2024/25 is 49.9p in the £)                              |
| 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 651  
 Street 5  
 Thorp Arch Estate  
 WETHERBY  
 LS23 7FZ

**Certificate Reference Number:**  
 9020-1958-0371-3540-1024

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

**A+**

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

**A** 0-25

**B** 26-50

**C** 51-75

**55**

This is how energy efficient the building is.

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**Technical Information**

|  |                           |
|--|---------------------------|
| Main heating fuel:   | Grid Supplied Electricity |
| Building environment:  | Air Conditioning          |
| Total useful floor area (m <sup>2</sup> ):                           | 731                       |
| Assessment Level:  | 3                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year): | 92.23                     |
| Primary energy use (kWh/m <sup>2</sup> per year):                    | 545.56                    |

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**41**

If newly built

**120**

If typical of the existing stock