

## To Let - Chapel Wood



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

Refurbished office with air conditioning, welfare facilities and parking.

558 ft<sup>2</sup> (52 m<sup>2</sup>)



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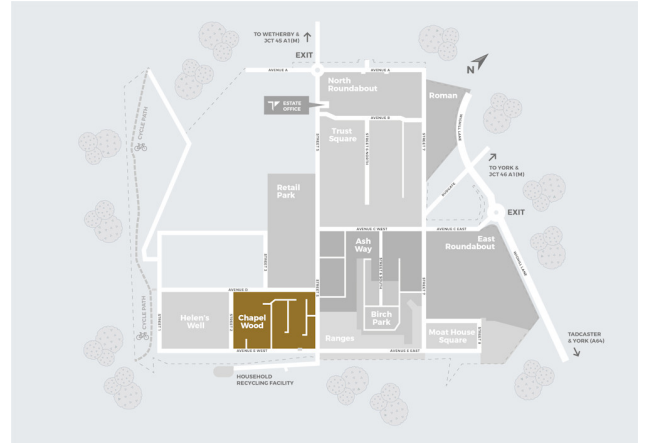
## Unit 651F, Chapel Wood, Street 5, Thorp Arch Estate, Wetherby, LS23 7FZ

### Description

- Refurbished office
- Carpeted with plastered walls, dado trunking and suspended tiled ceiling with inset lighting
- Comfort cooling via ceiling cassette
- Power and CAT5e cabling to movable floor boxes
- Fibre connection

### Location

- Well established business park in parkland setting
- Close proximity to A2(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



## 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