

## To Let - Trust Square



### Unit 187, Trust Square, Street 6 North, Thorp Arch Estate, Wetherby, LS23 7FP

Industrial unit with roller shutter door, office, welfare facilities and yard.

2961 ft<sup>2</sup> (275 m<sup>2</sup>)



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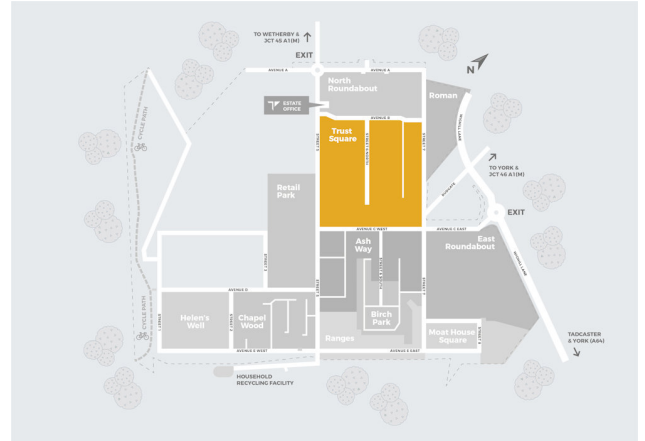
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### Description

- Detached brick industrial unit under a pitched profile metal clad roof
- Roller shutter door
- WC and beverage area

### 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
- On site management and security
- Over 180 businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minute drive time



### Terms

Rent:	£21,000
Service Charge:	7.5% of the annual rent
Insurance:	£750 approximately
Business Rates:	£18,000 pa (UBR 2024/25 is 49.9p in £)
Deposit:	£8,000
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.