

To Let - Ranges



Unit 517, Ranges, Avenue E East, Thorp Arch Estate, Wetherby, LS23 7EG

refurbished warehouse/car sales showroom with secure yard

Building 14,348 sq ft (1,333 sq m), Yard 1,163 sq m



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

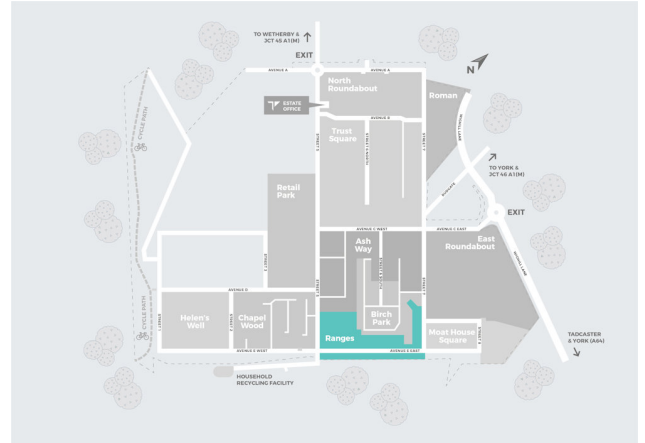
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Description

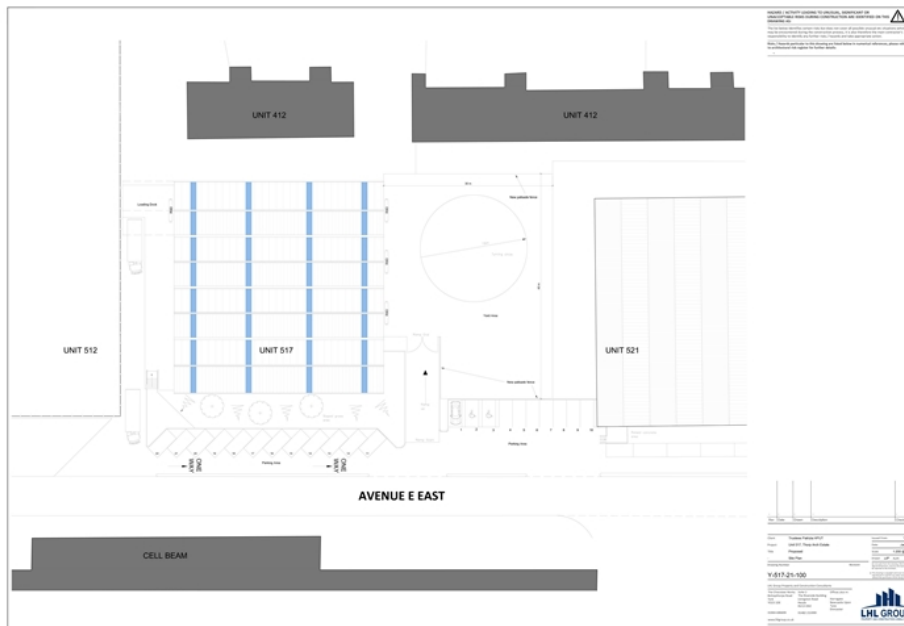
- Refurbished industrial unit with fenced yard
- Insulated elevations and roof incorporating skylights
- Fenced yard 32m x 40m
- Three roller shutter doors at yard level
- One roller shutter door to loading dock
- Fibre connection
- Office and welfare facilities
- LED lighting to both warehouse and office
- Ample parking

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 cafe, health spa, MOT station, gym and children's soft play
- Over 180 existing businesses employing approximately 2,000 people
- Superfast fibre broadband
- Population of 500,000 within 30 minute drive time







Energy performance certificate (EPC)

Unit 517
Avenue E East
Thorpe Arch Estate
Wetherby
LS23 7EG

Energy rating

B

Valid until: **1 December 2031**

Certificate number: 2783-1057-7536-0393-0573

Property type

B2 to B7 General Industrial and Special Industrial Groups

Total floor area

1323 square metres

Rules on letting this property

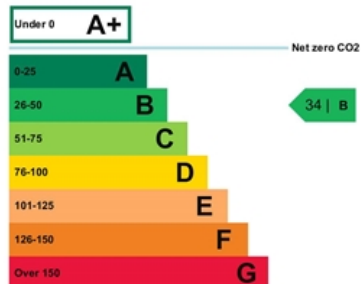
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

33 | B

If typical of the existing stock

96 | D