

To Let - Birch Park



Unit 424, Birch Park, Thorp Arch Estate, Wetherby, LS23 7FG

Refurbished lock up store with no running water or WC

401 ft² (37 m²)



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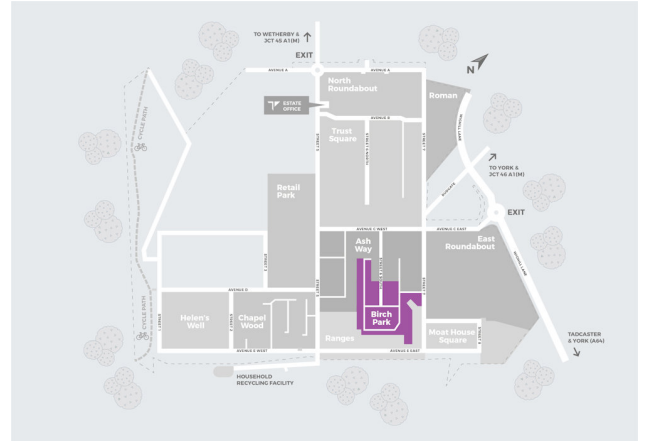
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Description

- Detached lock up store
- Insulated profile metal roof
- Roller Shutter Door
- No water supply or WC
- Off road parking

Location

- Well established business park in parkland setting
- Close proximity to A1(M) motorway
- A1(M) link 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
- On site management and security
- Over 180 existing businesses employing approximately 2,000 people
- Population of 500,000 within 30 minute drive time



Terms

Rent:	£4,200
Service Charge:	Fixed at 7.5% of the annual rent
Insurance:	£100 approximately pa
Business Rates:	£2,850 RV (UBR 2024/25 is 49.9p in £)
Deposit:	£2,000
Lease:	Three year 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.