

**Sorry this unit has been let**



**Unit 157, North Roundabout, Avenue B, Thorp Arch Estate, Wetherby, LS23 7BJ**

Refurbished unit with roller shutter door, office and welfare facilities.

1229 ft<sup>2</sup> (114 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)

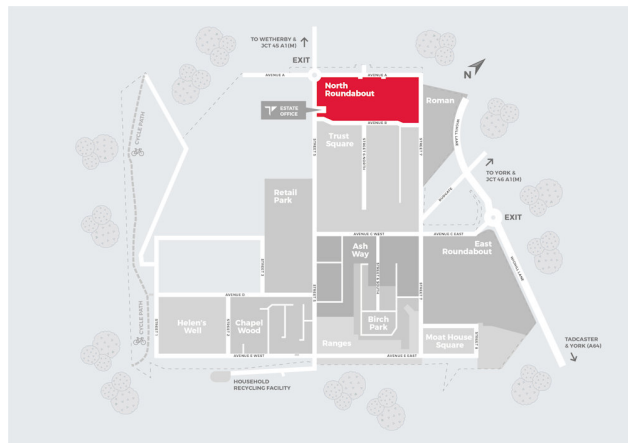
## Unit 157, North Roundabout, Avenue B, Thorp Arch Estate, Wetherby, LS23 7BJ

### Description

- Refurbished insulated industrial building
- Fibre superfast broadband
- Office with plastered walls, dado trunking and suspended tiled ceiling
- WC with disability pack
- Beverage facility
- Ample off road parking
- LED lighting to both warehouse and office

### Location

- Well established business park in parkland setting
- Close proximity to 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
- Over 180 existing businesses employing approximately 2,000 people
- Superfast fibre broadband
- Population of 500,000 within 30 minute drive time



### Terms

Rent:	£12,300 pa
Service Charge:	7.5% of the annual rent
Insurance:	£325 pa approximately
Business Rates:	£10,250 RV (UBR 2024/25 is 49.9p in £)
Deposit:	£4,000
Lease:	3 year fixed term 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 157  
Avenue B  
Thorp Arch Estate  
WETHERBY  
LS23 7BJ

**Certificate Reference Number:**  
2305-3025-0700-0000-6821

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



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

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **43**

This is how energy efficient the building is.

**Technical Information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	111
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	27.5
Primary energy use (kWh/m <sup>2</sup> per year):	162.65

**Benchmarks**

Buildings similar to this one could have ratings as follows:

<b>38</b>	If newly built
<b>112</b>	If typical of the existing stock