

## To Let - Birch Park



### Unit 419 Birch Park, Thorp Arch Estate, Wetherby, LS23 7FG

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

2010 ft<sup>2</sup> (187 m<sup>2</sup>)



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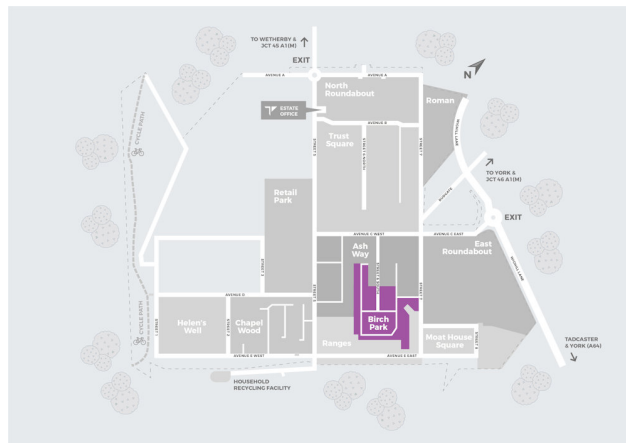
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### Description

- Insulated profile metal roof
- Fibre connection available
- Roller shutter door
- Office
- WC and beverage facility
- Skip stand and off road 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 health spa, MOT station, gym, children's soft play
- On site management and security
- Over 180 existing businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minute drive time



### Terms

Rent:	£15,500 pa
Service Charge:	£1,162.50 pa (fixed at 7.5% of the rent)
Insurance:	£500 pa approximately
Business Rates:	£12,500 RV (UBR 2024/2025 is 49.9p in £)
Deposit:	£4,000
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.

## Energy Performance Certificate

### Non-Domestic Building



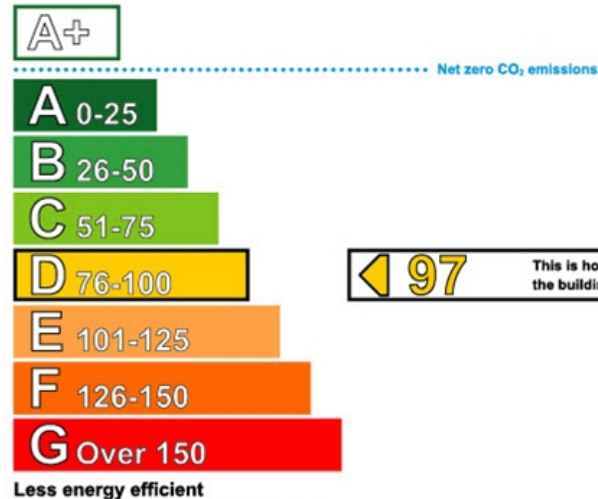
Unit 419  
Birch Park, Street 7  
Thorp Arch Estate  
WETHERBY  
LS23 7FG

**Certificate Reference Number:**  
0070-1907-0373-8800-7030

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



Less energy efficient

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	186
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	61.5
Primary energy use (kWh/m <sup>2</sup> per year):	363.81

### 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