

**Sorry this unit has been let**



**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



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)



Harry Fullerton / Jonny Cooper - 0113 2446440  
[harry.fullerton@eu.jll.com](mailto:harry.fullerton@eu.jll.com)  
[jonny.cooper@eu.jll.com](mailto:jonny.cooper@eu.jll.com)

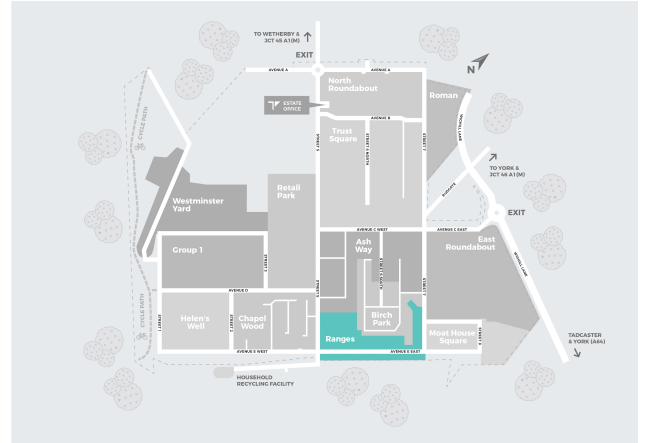
## Unit 517, Ranges, Avenue E East, Thorp Arch Estate, Wetherby, LS23 7EG

### 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



### Terms

Rent:	UNDER OFFER
Service Charge:	Fixed at 7.5% of the annual rent
Insurance:	£4,000 approximately pa
Business Rates:	£76,500 RV (UBR 2024/2025 is 54.6p in £)
Deposit:	£40,000
Lease:	To be agreed

### Legal Costs

Each party is responsible for their own legal costs incurred in the transaction.

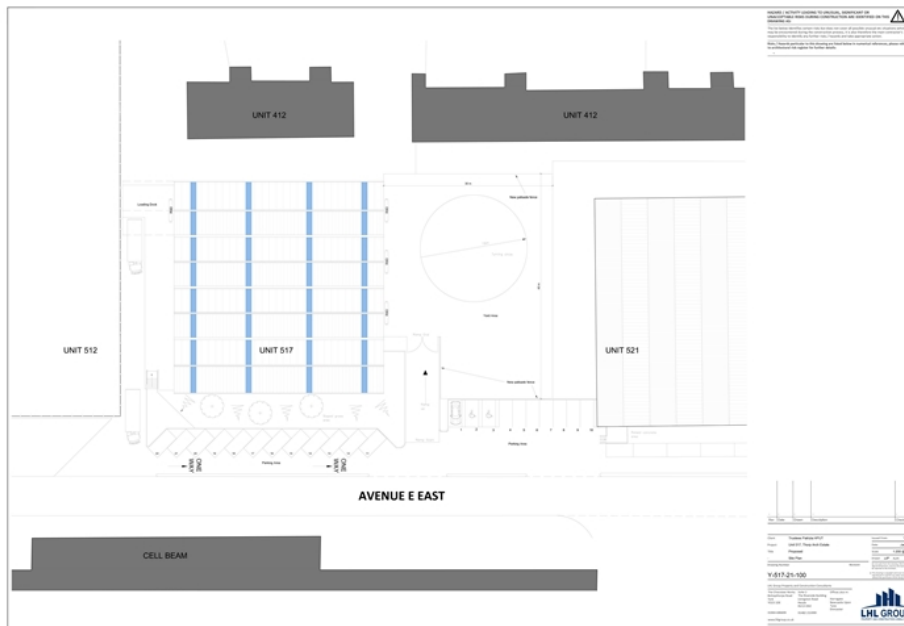
### VAT

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 (EPC)

Unit 517 Avenue E East Thorpe Arch Estate Wetherby LS23 7EG	Energy rating <b>B</b>	Valid until: <b>1 December 2031</b> Certificate number: 2783-1057-7536-0393-0573
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Property type B2 to B7 General Industrial and Special Industrial Groups

Total floor area 1323 square metres

### Rules on letting this property

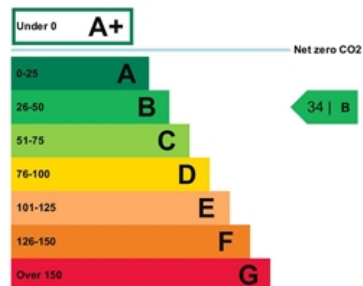
Properties can be let if they have an energy rating from A+ to E.

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