

To Let - North Roundabout



Unit 153, Avenue B, Thorp Arch Estate, Wetherby, LS23 7BJ

Detached office on flexible Lease

566 ft² (53 m²)



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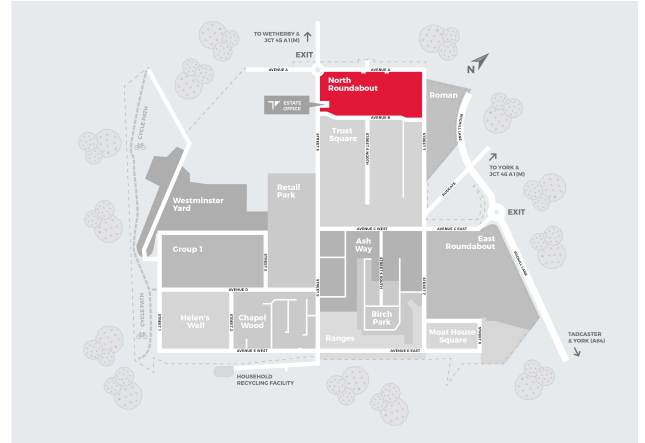
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Description

- Detached brick office under a flat felt covered concrete roof
- WC and beverage facility
- Plastered and painted walls and ceiling
- Off road parking
- Fibre superfast broadband

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 and 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 minutes drive time



Energy Performance Certificate

Non-Domestic Building



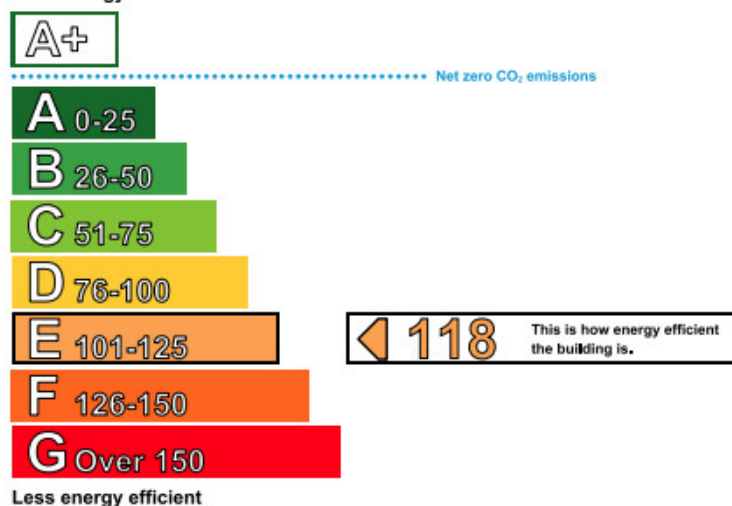
Unit 153
 Avenue B
 Thorp Arch Estate
 WETHERBY
 LS23 7BJ

Certificate Reference Number:
 0393-0320-2830-5690-5103

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.

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 ²):	53
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	75.99
Primary energy use (kWh/m ² per year):	449.47

Benchmarks

Buildings similar to this one could have ratings as follows:

36	If newly built
105	If typical of the existing stock