

## To Let - Birch Park



### Unit 416A, Birch Park, Thorp Arch Estate, Wetherby, LS23 7FG

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

912 ft<sup>2</sup> (85 m<sup>2</sup>)



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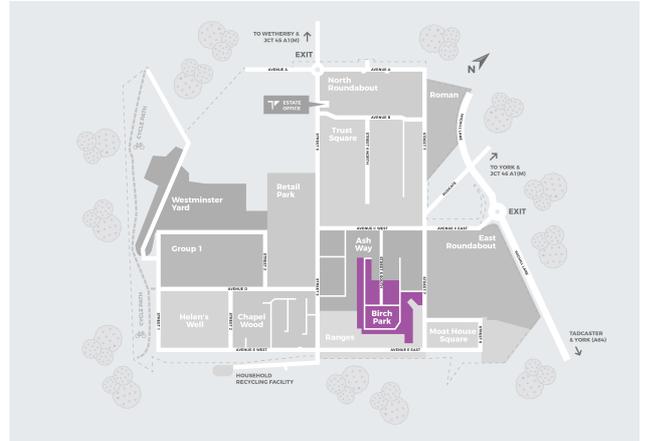
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### Description

- Office with plastered walls, dado trunking and suspended tiled ceiling
- WC and beverage facility
- Roller shutter door
- Skip stand and off road parking
- Insulated profile metal roof

### 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, café, 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 minutes drive time
- Superfast broadband available



### Terms

Rent:	£8,750
Service Charge:	Fixed at 7.5% of the annual rent
Insurance:	£250 approximately
Business Rates:	£6,100 RV (UBR2025/26 is 49.9p in £)
Deposit:	£3,000
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.