

To Let - Birch Park



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

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

906 sq ft (84 sq m)



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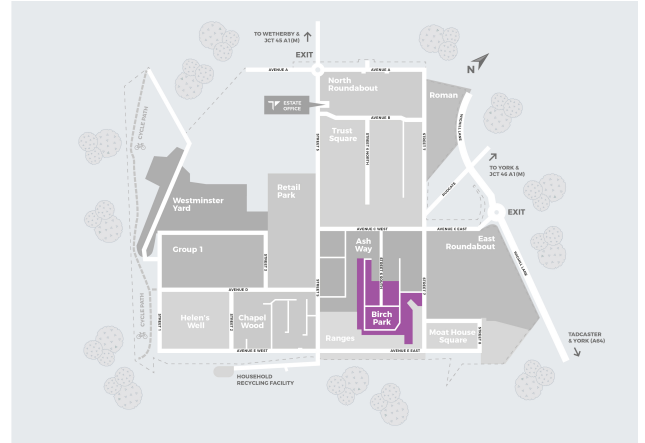
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Description

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

Location

- Well established park in parkland setting
- Close proximity o 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 190 existing businesses employing approximately 2,000 people
- Population of 500,000 within 30 minute rive time
- Super fast broadband available



Terms

Rent:	£9,500 pa
Service Charge:	£712.50 pa (fixed at 7.5% of the rent)
Insurance:	£250 pa approximately
Business Rates:	£6,000 RV (UBR 2025/26 is 49.9p in £)
Deposit:	£3,500
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.