

## To Let - Chapel Wood



### Units 717A-H, Chapel Wood, Street 3, Thorp Arch Estate, Wetherby, LS23 7FS

Refurbished industrial units with solar PV, roller shutter doors, offices and welfare facilities.

1,214-10,731 sq ft (112.8-996.9 sq m) (Available from late March 2025)



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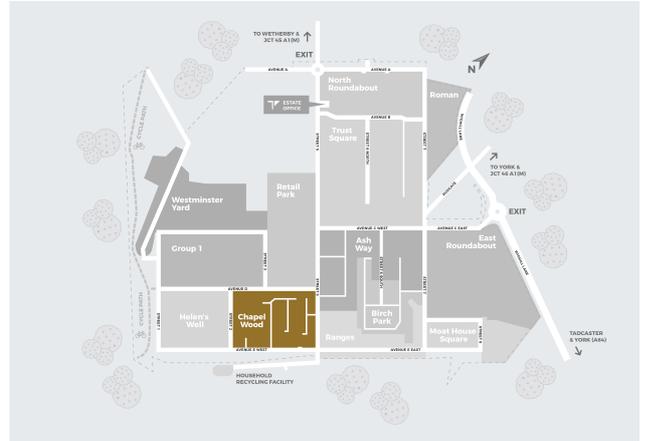
## Units 717A-H, Chapel Wood, Street 3, Thorpe Arch Estate, Wetherby, LS23 7FS

### Description

- Refurbished insulated industrial building
- Fibre superfast broadband
- Office with plastered walls, dado trunking, suspended tiled ceiling and inset lighting
- WC fitted with disability pack
- Beverage facility
- Allocated off-road parking
- LED lighting to both warehouse and office
- Solar photovoltaic panels providing free electricity

### 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 190 existing businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minutes drive time



### Terms

|                 |  |
|-----------------|--|
| Rent:           | c. £12.00 psf  |
| Service Charge: | Fixed at 7.5% of the annual rent                             |
| Insurance:      | Estimated 350 pa per unit                                    |
| Business Rates: | Estimated £87.75-£105.30 sqm (UBR 2025/26 is 49.9p in the £) |
| Deposit:        | £5,000   |
| Lease:          | 3 year fixed term lease                                      |

### 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.





**Units 717 A - H, Chapel Wood, Street 3  
 Thorpe Arch Estate, Wetherby, LS23 7FS**

| Unit | Floor Area |       | Rent (pa) | Service Charge | Insurance Premium | Deposit | 2023 RV  |
|------|------------|-------|-----------|----------------|-------------------|---------|----------|
|      | M2         | SQFT  |           |                |                   |         |          |
| 717A | 127.4      | 1,371 | U/Offer   | U/Offer        | £ 350             | £ 5,000 | £ 12,000 |
| 717B | 129.6      | 1,395 | £ 17,000  | £ 1,275        | £ 350             | £ 5,000 | £ 12,250 |
| 717C | 113.7      | 1,224 | £ 14,750  | £ 1,106        | £ 350             | £ 5,000 | £ 10,750 |
| 717D | 126.0      | 1,356 | U/Offer   | U/Offer        | £ 350             | £ 5,000 | £ 12,000 |
| 717E | 126.8      | 1,365 | U/Offer   | U/Offer        | £ 350             | £ 5,000 | £ 12,000 |
| 717F | 126.8      | 1,365 | £ 16,500  | £ 1,238        | £ 350             | £ 5,000 | £ 12,000 |
| 717G | 122.6      | 1,320 | U/Offer   | U/Offer        | £ 350             | £ 5,000 | £ 11,500 |
| 717H | 121.7      | 1,310 | U/Offer   | U/Offer        | £ 350             | £ 5,000 | £ 11,500 |

- Service Charge:** The Service Charge is fixed at 7.5% of the annual rent.
- Insurance Premium:** The above are estimates of the building insurance premium payable (pa) with the actual premium to reflect the business of the occupier.
- Rateable Value (RV):** The above are estimates of the Rateable Value for the premises which will be determined by the Valuation Office following completion of the refurbishment.
- VAT:** VAT will be payable on Rent, Service Charge and Insurance Rent.
- Postcode:** LS23 7FS

**Solar Photovoltaic Panels**

| Unit | No of panels | KwP  | KwH / Year |
|------|--------------|------|------------|
| 717A | 12           | 7.08 | 5,664      |
| 717B | 12           | 7.08 | 5,664      |
| 717C | 12           | 7.08 | 5,664      |
| 717D | 12           | 7.08 | 5,664      |
| 717E | 12           | 7.08 | 5,664      |
| 717F | 12           | 7.08 | 5,664      |
| 717G | 12           | 7.08 | 5,664      |
| 717H | 12           | 7.08 | 5,664      |

**Energy Performance**

| EPC Energy Rating |           |
|-------------------|-----------|
| A                 | Estimated |

**KwP** kWp stands for kilowatt 'peak' of a system. The power is calculated under a standardised test for panels across all manufacturers to ensure that the values listed are capable of comparison.

**KwH** When the solar PV panels are operating they will convert the sun's radiance into electrical energy, which is measured in kilowatt-hours (KwH).

The performance of solar PV systems is impossible to predict with certainty due to the variability in the amount of solar radiation (sunlight) from location to location and from year to year. The estimate is based upon the Government's standard assessment procedure for energy rating of buildings (SAP) and is given as guidance only. It should not be considered as a guarantee of performance.

**EPC** A copy of the individual Energy Performance Certificates will be available upon completion of the refurbishment.