

## To Let - Ash Way



### Unit 26 Ash Way, Thorp Arch Estate, Wetherby, LS23 7FD

Modern warehouse with office, welfare facilities and solar panels

4,056 sq ft (376.8 sq m)



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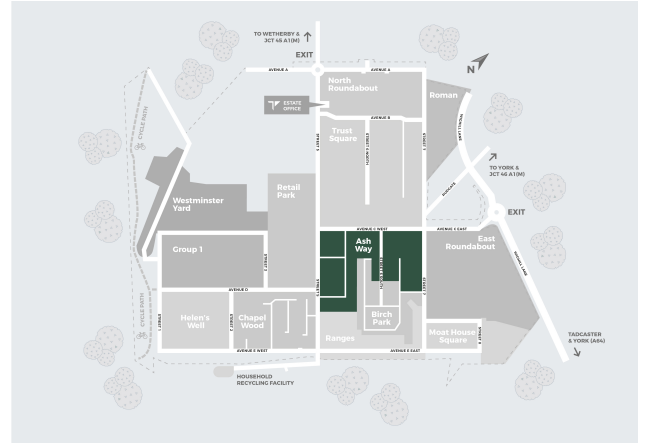


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### Description

- Net Zero Carbon for operational energy for typical warehouse occupier
- Photovoltaic Panels (solar panels providing free electricity)
- Superfast fibre broadband
- Ample allocated parking and generous loading yard
- BREEAM "very good"
- EPC - A+ rating for energy performance
- 7 metre eaves height
- Floor loading of 40kn/M2
- Air conditioned offices with beverage and toilet facilities
- Insulated elevation cladding and roofs with sky lights
- LED lighting to both warehouse and offices
- 2 Electrically operated sectional loading doors.



### Location

- Well established business park in parkland setting
- Close proximity to A1(M) motorway providing direct connections to the national motorway network
- Equidistant between Leeds, Harrogate and York
- On site health spa, Cafe, MOT station, gym and children's soft play
- On site management and security
- Over 180 existing businesses employing approximately 2,000 people
- Superfast fibre broadband available
- Population of 500,000 within 30 minute drive time



### Terms

Rent:	£48,750 pa
Service Charge:	7.5% of the annual rent, reconcilable annually
Insurance:	£800 pa approximately
Business Rates:	£30,500 (UBR 2025/26 49.9p in the £)
Lease:	5 year fixed

### 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

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