

## 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)



Chris Hilton / Tim Munns - 01937 845919  
[chris.hilton@wharfedalepm.co.uk](mailto:chris.hilton@wharfedalepm.co.uk)  
[tim.munns@wharfedalepm.co.uk](mailto:tim.munns@wharfedalepm.co.uk)



Harry Fullerton / Benjamin Fairhurst - 0113 2446440  
[harry.fullerton@jll.com](mailto:harry.fullerton@jll.com)  
[benjamin.fairhurst@jll.com](mailto:benjamin.fairhurst@jll.com)



Josh Holmes / Hazel Cooper - 0113 245 1447  
[joshholmes@cartertowler.co.uk](mailto:joshholmes@cartertowler.co.uk)  
[hazelcooper@cartertowler.co.uk](mailto:hazelcooper@cartertowler.co.uk)

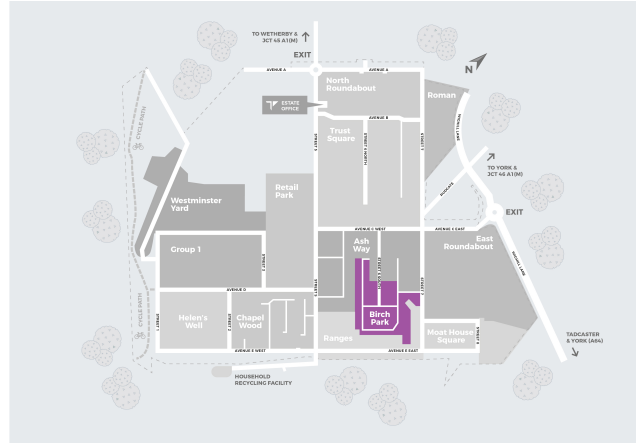
## Unit 416B, Birch Park, Thorpe Arch Estate, Wetherby, LS23 7FG

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



### Terms

Rent:	£9,500 pa
Service Charge:	£712.50 pa (fixed at 7.5% of the rent)
Insurance:	£250 pa approximately
Business Rates:	£7,500 RV (UBR 2026/27 is 43.2p 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.