

## To Let - Birch Park



### Unit 441B, Birch Park, Thorp Arch Estate, Wetherby, LS23 7FG

Refurbished industrial unit with roller shutter door and welfare facilities.

800 ft<sup>2</sup> (74 m<sup>2</sup>)



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)

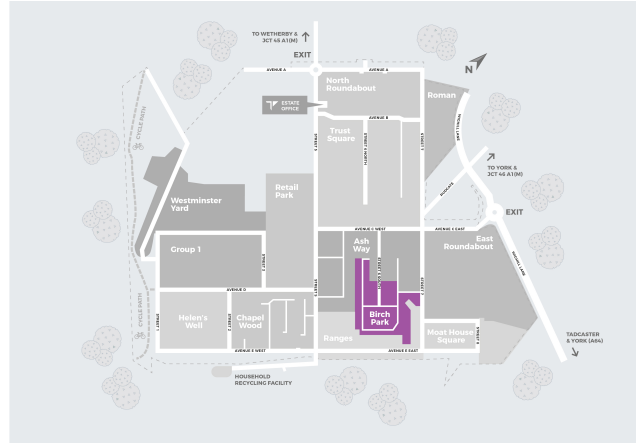
## Unit 441B, Birch Park, Thorp Arch Estate, Wetherby, LS23 7FG

### Description

- Insulated profile metal roof
- Roller shutter loading door
- WC + beverage area
- Skip stand and off road parking

### Location

- Well established business park in parkland setting
- Close proximity to café, MOT station, gym and children's soft play
- On site management and security
- Super fast broadband available
- Over 180 existing businesses employing approximately 2,000 people
- Population of 500,000 within 30 minute drive time



### Terms

|                 |   |
|-----------------|---|
| Rent:           | £8,000 pa                                 |
| Service Charge: | £600 pa (7.5% of annual rent)             |
| Insurance:      | £175 pa approximately                     |
| Business Rates: | £6,500 RV (UBR 2026/27 is 43.2p in £)     |
| Deposit:        | £3,000                                    |
| Lease:          | Fixed term lease or 3 year 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.

**Energy Performance Certificate**  
 Non-Domestic Building

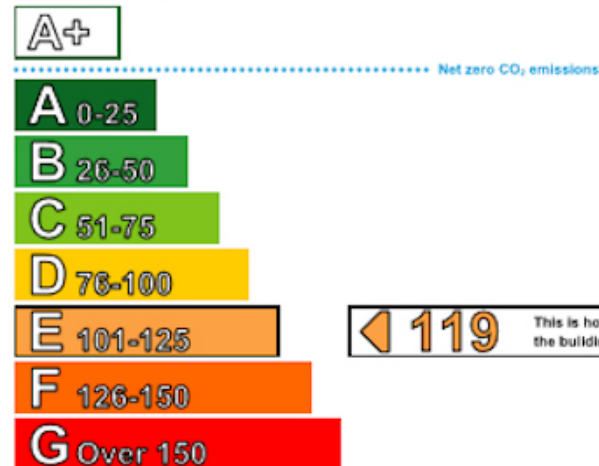
 Unit 441b  
 Birch Park, Street 7  
 Thorpe Arch Estate  
 WETHERBY  
 LS23 7FG

**Certificate Reference Number:**  
 0070-2980-0363-5820-9010

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient



Less energy efficient

**Technical Information**

|  |                                 |
|--|---------------------------------|
| Main heating fuel:   | Grid Supplied Electricity       |
| Building environment:  | Heating and Natural Ventilation |
| Total useful floor area (m <sup>2</sup> ):                           | 135                             |
| Building complexity (NOS level):                                     | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year): | 108.92                          |
| Primary energy use (kWh/m <sup>2</sup> per year):                    | 650.2                           |

**Benchmarks**

Buildings similar to this one could have ratings as follows:

|     |                                  |
|-----|----------------------------------|
| 49  | If newly built                   |
| 142 | If typical of the existing stock |