

## To Let - Birch Park



### Unit 407, Birch Park, Thorp Arch Estate, Wetherby LS23 7FG

Industrial unit with substantial power supply from adjoining sub-station. Available on flexible lease.

31178 ft<sup>2</sup> (2896 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)

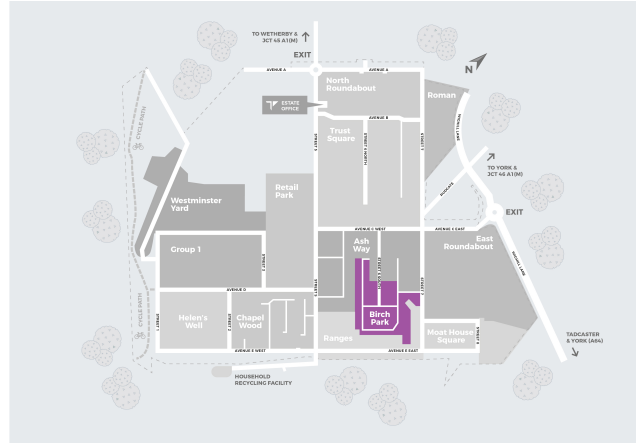
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### Description

- 3 bay brick warehouse with pitched mineral fibre roof incorporating sky lights on steel truss supported by brick piers. Roller shutter doors to both ends of the building.
- Eaves height predominantly 3.27m, but area 6,534 sqft with minimum eaves 4.3m
- Separate ladies and gents W.C.'s
- Substantial power supply (from adjoining sub-station)
- 2 No. roller shutter loading doors

### 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 café, health spa, MOT station, gym, children's soft play
- On site management and security
- Superfast broadband available
- Over 190 existing businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minute drive time



### Terms

Rent:	£140,000 pa
Service Charge:	£10,500 pa (fixed at 7.5% of rent)
Insurance:	£6,400 pa approx.
Business Rates:	£99,000 RV (UBR 2026/27 is 48p in £)
Deposit:	£40,000
Lease:	Flexible lease by negotiation

### 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.



