

## To Let - Roman



### Unit M22, Street 7, Thorp Arch Estate, Wetherby, LS23 7FL

Secure warehouse with concrete roof previously used for storage of fireworks (under license).

1192 ft<sup>2</sup> (111 m<sup>2</sup>)



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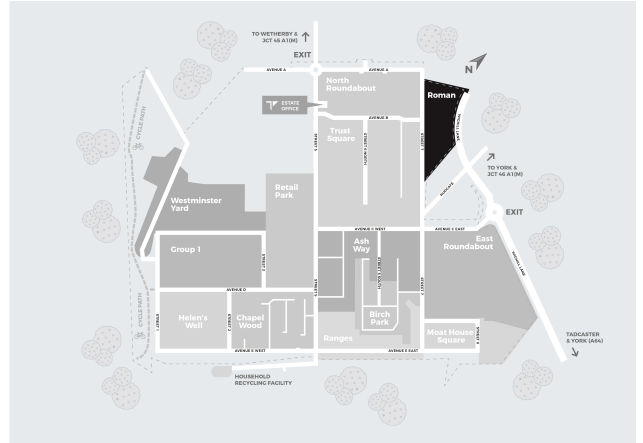
## Unit M22, Street 7, Thorp Arch Estate, Wetherby, LS23 7FL

### Description

- Constructed of brick with flat concrete roof
- Previously used for storage of fireworks under license from HM Inspector of Health + Safety (Explosives)
- Alarmed and lightening conductors fitted
- Covered loading dock with secure access door to warehouse

### 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 cafe, 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:	£8,500 pa
Service Charge:	£682.50 pa (fixed at 7.5% of rent)
Insurance:	£250 pa approximately
Business Rates:	£9,100 RV (UBR 2026/27 is 43.2p in £)
Deposit:	£3,000
Lease:	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.