

## To Let - North Roundabout



### Unit 124 Avenue B, Thorp Arch Estate, Wetherby, LS23 7BJ

Refurbished office with central heating and welfare facilities.

1093 ft<sup>2</sup> (102 m<sup>2</sup>)



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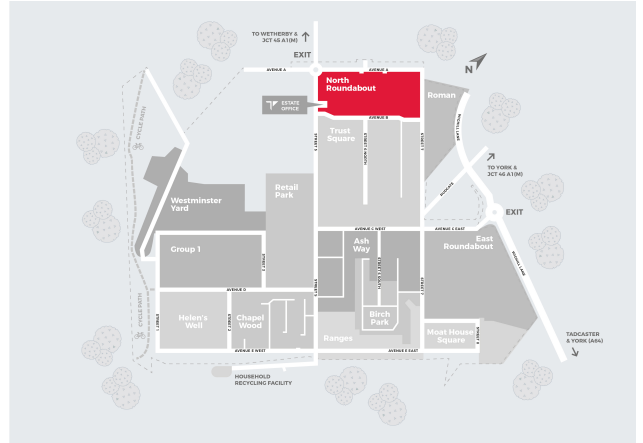
## Unit 124 Avenue B, Thorp Arch Estate, Wetherby, LS23 7BJ

### Description

- Detached refurbished office.
- Carpeted with plastered walls, dado trunking and suspended tiled ceiling with inset lighting and oil fired central heating.
- Partitioned office with comfort cooling.
- Ladies and gents WC's and beverage facility.
- Off road parking.

### 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 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
- Population of 500,000 within 30 minute drive time



### Terms

Rent:	£13,000
Service Charge:	£975 pa (fixed at 7.5% of rent)
Insurance:	c. £250
Business Rates:	£11,500 RV (UBR 2026/2027 is 43.2p in £)
Deposit:	£4,000
Lease:	3 year 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.

**Energy Performance Certificate**  
Non-Domestic Building

 Unit 124  
Avenue B  
Thorpe Arch Estate  
WETHERBY  
LS29 7BJ

**Certificate Reference Number:**  
9731-3046-0776-0600-1695

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient


 Net zero CO<sub>2</sub> emissions


77 This is how energy efficient the building is

Less energy efficient

**Technical Information**

 Main heating fuel: Oil  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 106  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 76.37

**Benchmarks**

 Buildings similar to this one could have ratings as follows:  
 42 If newly built  
 111 If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

**Administrative Information**

This is an Energy Performance Certificate as defined in SI 2007 991 as amended.

Assessment Software:	ODEM v4.1.a using calculation engine ODEM v4.1.a.5
Property Reference:	716756430000
Assessor Name:	Bryan Wood
Assessor Number:	STRO000548
Accreditation Scheme:	Entra Accreditation
Employer/Trading Name:	FEC Ltd
Employer/Trading Address:	Clifford Chambers, 4 Clifford Great, York, YO1 9PD
Issue Date:	19 Jun 2013
Valid Until:	18 Jun 2023 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0170-0947-3790-1490-0008

**If you have a complaint or wish to confirm that the certificate is genuine**

 Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

**Opportunity to benefit from a Green Deal on this property**

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.