

To Let - Trust Square



**Unit 197, Trust Square, Avenue B, Thorp Arch Estate,
Wetherby, LS23 7BJ**

Refurbished warehouse with office, welfare facilities and yard.

29346 ft² (2726 m²)



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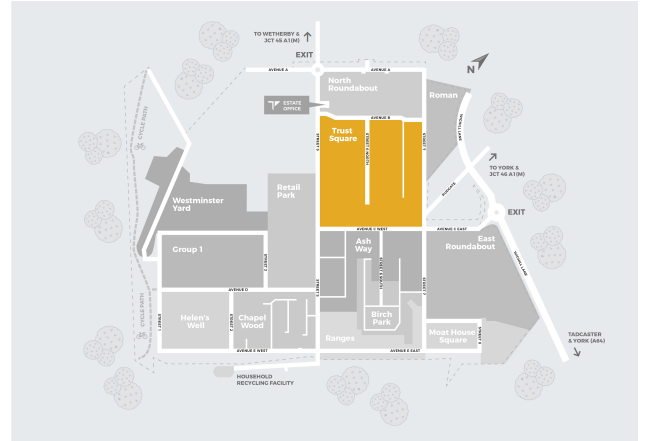
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Description

- 2 bay detached brick warehouse with portal frame
- Superfast fibre broadband
- Parking and loading yard
- 4.7 metre eaves height
- Offices with beverage and toilet facilities
- Insulated roofs with sky lights
- LED lighting to both warehouse and offices
- 2 Electrically operated sectional 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 cafe, health spa, MOT station, gym and children's soft play
- On site management and security
- Over 190 existing businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minute drive time



Terms

Rent:	£220,000 pa
Service Charge:	£16,500 pa (fixed at 7.5% of rent)
Insurance:	£6,000 approximately
Business Rates:	£161,000 RV (UBR 2026/27 is 48p in £)
Deposit:	£60,000
Lease:	Full repairing and insuring lease for a number of years to be agreed

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.

