

## To Let - Birch Park



### Unit 429, Birch Park, Thorp Arch Estate, Wetherby, LS23 7FG

Refurbished Office with central heating, welfare facilities with roller shutter door.

2838 sq ft (263 sq m)



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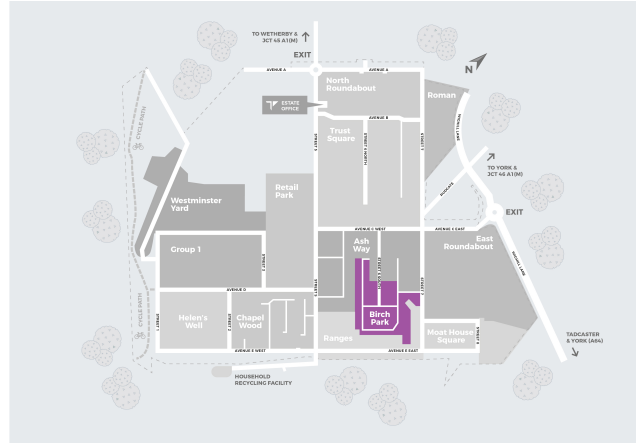
## Unit 429, Birch Park, Thorp Arch Estate, Wetherby, LS23 7FG

### Description

- Refurbished office
- Plaster walls, dado trunking, part suspended tiled ceiling with inset lighting and LPG fired central heating
- Warehouse with roller shutter door
- Ladies and gents WC's, kitchen facility
- Off road parking

### Location

- Well established business park in parkland setting
- Close proximity to A1(M) motorway
- A1(M) link provides direct connections to the national motorway network
- Equidistant between Leeds, Harrogate and York
- On site café, health spa, MOT station, gym and children's soft play
- On site management and security
- Superfast fibre broadband
- Over 190 existing businesses employing approximately 2,000 people
- Population of 500,000 within 30 minute drive time



### Terms

Rent:	£22,000
Service Charge:	£1,650 (fixed at 7.5% of the rent)
Insurance:	£600 approximately
Business Rates:	£20,000 (UBR 2026/27 is 43.2p in the £)
Deposit:	£11,000
Lease:	Fixed Term 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.