

To Let - Ash Way



Unit 24 Ash Way, Thorp Arch Estate, Wetherby, LS23 7FD

Modern warehouse with office, welfare facilities and solar panels.

13056 ft² (1213 m²)



Harry Fullerton / Benjamin Fairhurst - 0113 2446440
harry.fullerton@jll.com
benjamin.fairhurst@jll.com

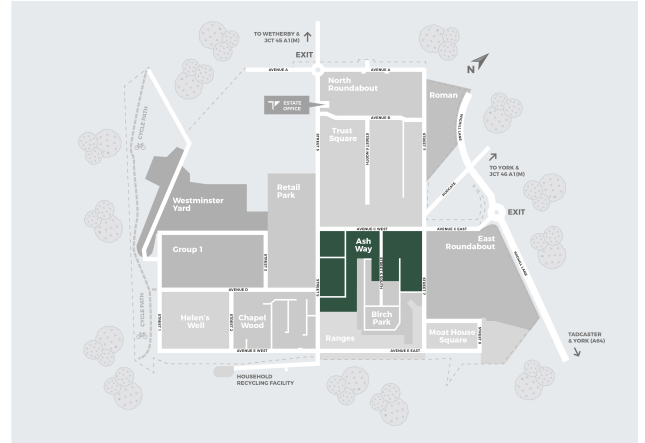


Josh Holmes / Hazel Cooper - 0113 245 1447
joshholmes@cartertowler.co.uk
hazelcooper@cartertowler.co.uk

Unit 24 Ash Way, Thorp Arch Estate, Wetherby, LS23 7FD

Description

- Net Zero Carbon for operational energy for typical warehouse occupier
- Photovoltaic Panels (solar panels providing free electricity)
- Superfast fibre broadband
- Ample allocated parking and generous loading yard
- BREEAM "very good"
- EPC - A+ rating for energy performance
- 7 metre eaves height
- Floor loading of 40kn/M2
- Air conditioned offices with beverage and toilet facilities
- Insulated elevation cladding and 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 providing 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 available
- Over 190 existing businesses employing approximately 2,000 people
- Population of 500,000 within 30 minute drive time



Terms

Rent:	Rent upon request
Service Charge:	Service Charge upon request
Business Rates:	New rating assessments will be created following completion of the development
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.



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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

 Unit 24
 Ash Way
 Street 6 South
 Thorpe Arch Trading Estate
 WETHERBY
 LS23 7FD

Energy rating

A+

 Valid until: **18 July 2033**

 Certificate number: **1054-3851-4699-9476-8109**

Property type

B8 Storage or Distribution

Total floor area

1,202 square metres

Rules on letting this property

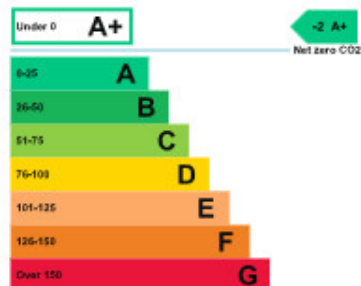
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is A+.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.


<https://find-energy-certificate.service.gov.uk/energy-certificate/1054-3851-4699-9476-8109?print=true>

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Ash Way IV, Thorp Arch Estate

Solar Photovoltaic Panels

The following solar PV has been fitted to the roof of each unit:

Unit 21 – 79,770 kWh/Annum – 94.38 kWp
Unit 23 – 31,720 kWh/Annum – 37.44 kWp
Unit 24 – 27,630 kWh/Annum – 32.90 kWp
Unit 25 – 28,110 kWh/Annum – 33.34 kWp
Unit 26 – 10,460 kWh/Annum – 12.64 kWp
Unit 27 – 10,460 kWh/Annum – 12.64 kWp
Unit 28 – 10,460 kWh/Annum – 12.64 kWp
Unit 29 – 27,859 kWh/Annum – 37.40 kWp
Unit 30 – 25,091 kWh/Annum – 33.30 kWp

When the solar PV panels are operating they will convert the sun's radiance into electrical energy, which is measured in kilowatt-hours (KwH).

The performance of solar PV systems is impossible to predict with certainty due to the variability in the amount of solar radiation (sunlight) from location to location and from year to year. The estimate is based upon the Government's standard assessment procedure for energy rating of buildings (SAP) and is given as guidance only. It should not be considered as a guarantee of performance.

Carbon Net Zero

The premises have been designed to be operationally carbon net zero with the electricity generated by the solar PV being equal to the electricity consumed by a typical occupier.

Electric Vehicle Charging Point

The premises will have an underground 100mm duct from the electrical distribution board to an EV Block B500+ located in the grass adjacent the car park. An electrical cable has been pulled through the duct and an electric charging post mounted on the EV Block to enable the tenant to fit an electric charger of its choice within the EV Block.

EPC

The premises have achieved an "A+" rated Energy Performance Certificate being carbon net zero.

BREEAM

The premises have achieved a "Very Good" BREEAM rating.

Heating

Offices are conditioned via ceiling mounted Samsung heating and cooling cassettes. The welfare facilities are heated by electric radiators with timers and thermostats designed to achieve a temperature of 22c during the Winter. No heating will be installed in the warehouse.

Lighting

LED Lighting has been installed throughout the premises operated by PIR (passive infra-red) sensors.

Plumbing

An audible leak detection system has been installed activated when the flow of water passes through the meter at a flow rate above the pre-set minimum for a pre-set period of time.

Fibre

The premises have underground fibre cable installed by York Data Services. A separate menu of fibre options is available.