

To Let - Ash Way



**18 Ash Way, Avenue C West, Thorp Arch Estate,
Wetherby, LS23 7FA**

Modern warehouse with office and welfare facilities.

5999 ft² (557 m²)



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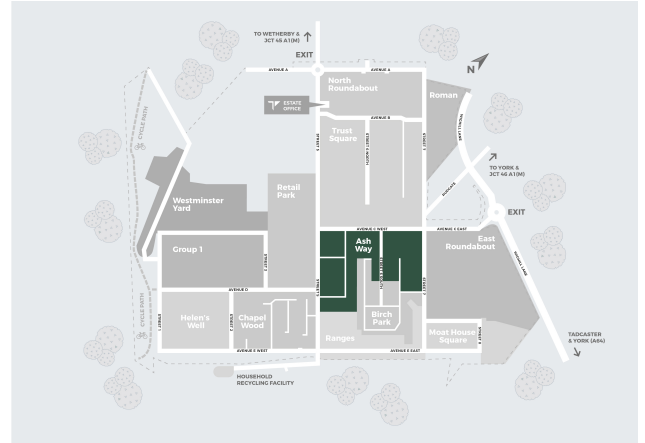
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Description

- Fibre superfast broadband.
- 7 metre eaves.
- Floor loading of 40kn/sq.m.
- Office with air conditioning, kitchenette and toilet facilities.
- Insulated cladding and roof.
- LED Lighting to both warehouse and office.
- Sectional electronically operated loading doors.
- Ample allocated parking spaces.
- Mains electric, water and drainage services.

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 café, 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.



Energy Performance Certificate
Non-Domestic Building


Unit 18
Ash Way
Thorp Arch Estate
Wetherby
LS23 7FA

Certificate Reference Number:
0960-0831-9799-2602-1002

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← **25**

This is how energy efficient the building is.

Net zero CO₂ emissions

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	553
Assessment Level:	4
Building emission rate (kgCO ₂ /m ² per year):	15.33
Primary energy use (kWh/m ² per year):	90.69

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

79

If typical of the existing stock