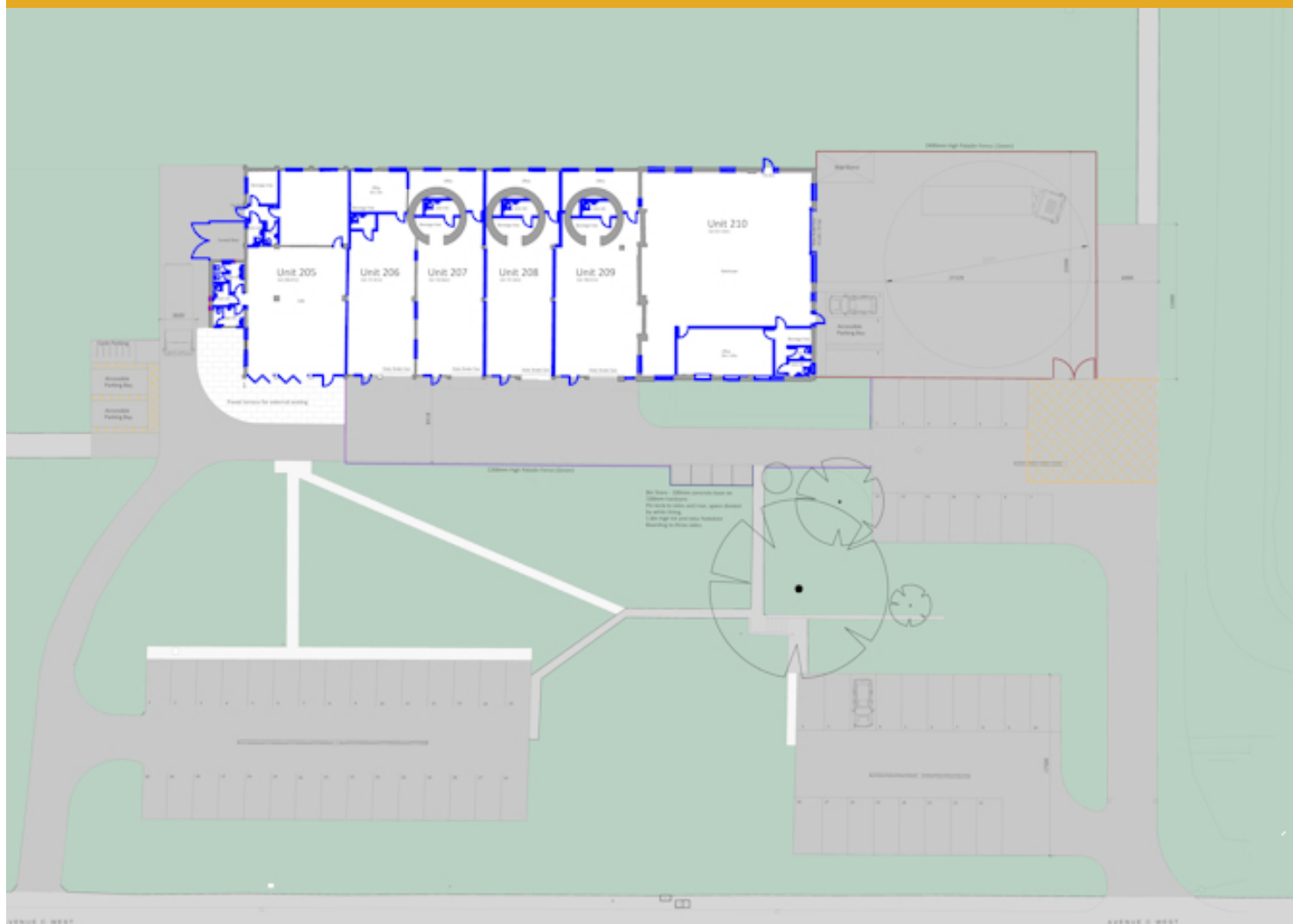


To Let - Trust Square



Units 205-210, Trust Square, Avenue C West, Thorp Arch Estate, Wetherby, LS23 7FR

Picture is proposed refurbishment.
Refurbished industrial units with solar PV, roller shutter doors, offices and welfare facilities.

1,214-10,731 sq ft (112.8-996.9 sq m)



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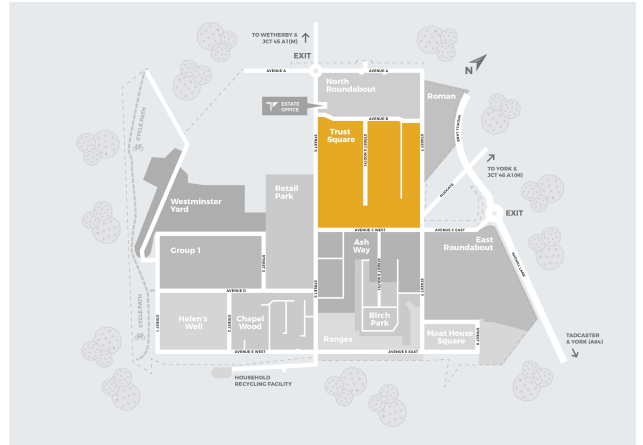
Units 205-210, Trust Square, Avenue C West, Thorp Arch Estate, Wetherby, LS23 7FR

Description

- Refurbished insulated industrial building
- Fibre superfast broadband
- Office with plastered walls, dado trunking, suspended tiled ceiling and inset lighting
- WC fitted with disability pack
- Beverage facility
- Allocated off-road parking
- LED lighting to both warehouse and office
- Solar photovoltaic panels providing free electricity

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 500,00 within 30 minute drive time



Terms

Rent:	Rent upon request
Service Charge:	Service Charge upon request
Insurance:	see attached schedule
Business Rates:	see attached schedule
Deposit:	see attached schedule
Lease:	3 year lease

Legal Costs

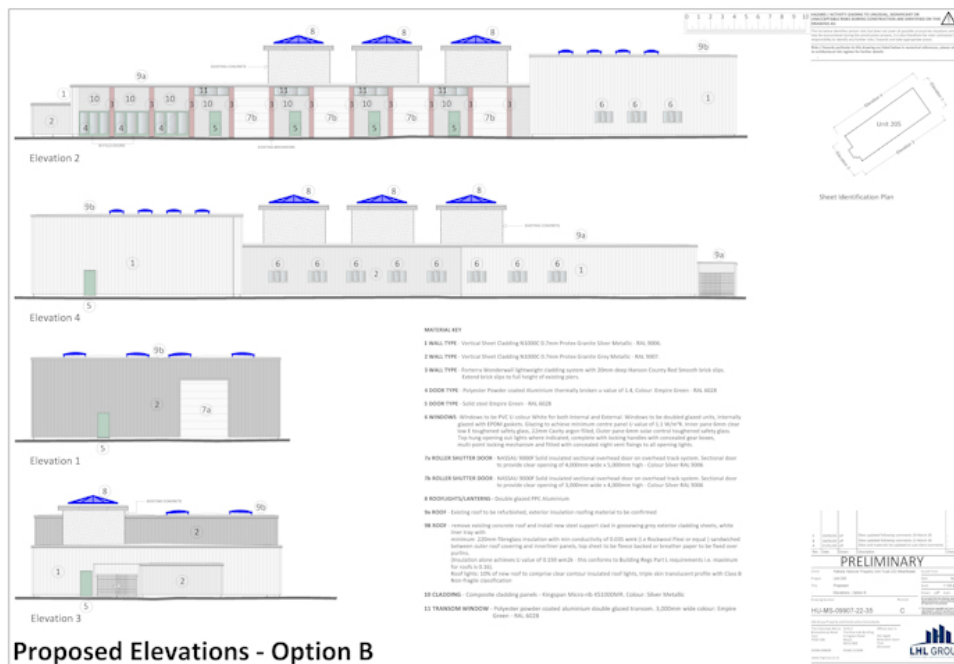
Each party is responsible for their own legal costs incurred in the transaction.

VAT

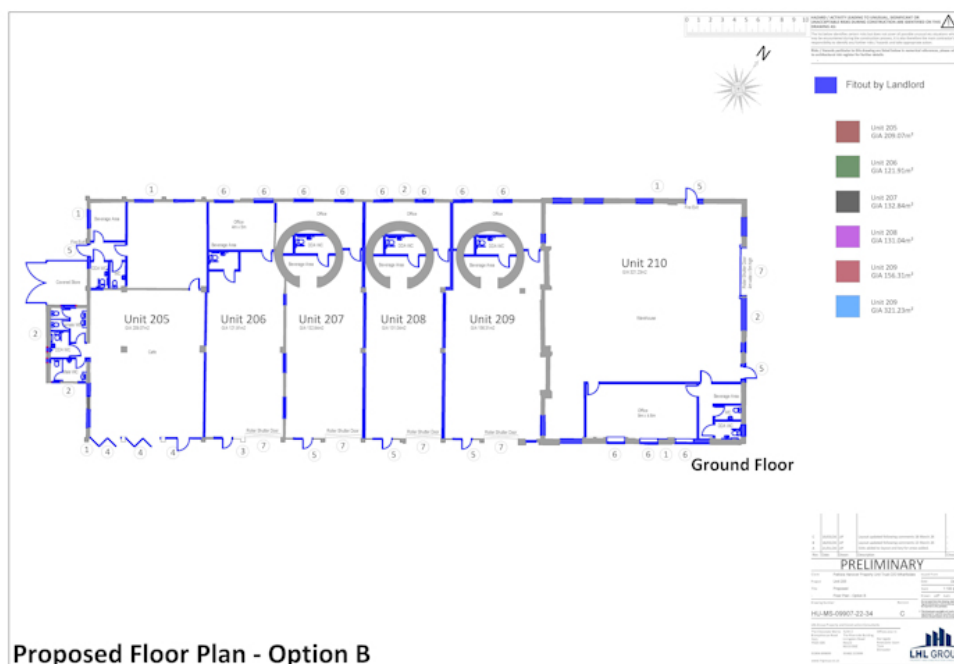
All prices and rates are quoted exclusive but may be subject to VAT.

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.



Proposed Elevations - Option B



Proposed Floor Plan - Option B

**Units 205 - 210, Trust Square, Ave C West
 Thorpe Arch Estate, Wetherby, LS23 7FR**


Unit	Floor Area		Rent (pa)	Service Charge	Insurance Premium	Deposit	Estimated 2026 RV
	M2	SQFT					
206	121.9	1,312	£ 16,500	£ 1,238	£ 275	£ 5,000	£ 12,500
207	132.8	1,429	£ 18,000	£ 1,350	£ 300	£ 5,000	£ 13,500
208	131.0	1,410	£ 17,750	£ 1,331	£ 300	£ 5,000	£ 13,500
209	156.3	1,682	£ 21,000	£ 1,575	£ 350	£ 6,000	£ 16,000
210	321.2	3,457	£ 50,000	£ 3,750	£ 800	£ 15,000	£ 38,000

Service Charge: The Service Charge is fixed at 7.5% of the annual rent.

Insurance Premium: The above are estimates of the building insurance premium payable (pa) with the actual premium to reflect the business of the occupier.

Rateable Value (RV): The above are estimates of the Rateable Value for the premises which will be determined by the Valuation Office following completion of the refurbishment.

VAT: VAT will be payable on Rent, Service Charge and Insurance Rent.

Postcode: LS23 7FF

Solar Photovoltaic Panels

Unit	Proposed No of panels	KwP	KwH / Year
206	12	7.08	5,664
207	12	7.08	5,664
208	12	7.08	5,664
209	12	7.08	5,664
210	22	12.64	10,460

Energy Performance

Estimated EPC
A
A
A
A
A

KwP kWp stands for kilowatt 'peak' of a system. The power is calculated under a standardised test for panels across all manufacturers to ensure that the values listed are capable of comparison.

KwH 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.

EPC A copy of the individual Energy Performance Certificates will be available upon completion of the refurbishment. The predicted EPC ratings are estimates.