

To Let

# BRAND NEW WAREHOUSE/ BUSINESS UNITS

19,526 – 31,646 sq ft (1,814 – 2,940 sq m)

Subject to planning



**THORP ARCH**  
ESTATE

**Units 31 – 33, Ash Way V**

Wetherby A1(M) J45

[www.thorparchestate.co.uk](http://www.thorparchestate.co.uk)

SAT NAV: LS23 7AX

 BIBS.FORMS.MOLE







# Overview



3 Brand New  
High Specification  
Warehouse/Business Units  
Subject to planning



J45 A1(M) - 4.2 Miles  
J46 A1(M) - 5.7 Miles



Centrally Located Within the  
'Golden Triangle' Between  
Leeds, Harrogate and York



On-Site Management,  
Night Time Security  
Patrols and CCTV



Full Fibre to the  
Premises (FTTP) With  
True On-Site Resilience



Photovoltaic Panels  
(Solar Panels)



\* IMAGES OF ASHWAY IV BUILD FOR  
INDICATIVE PURPOSES



# Accommodation

Ash Way V will provide units of the following approximate Gross Internal Areas (GIA):



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## Specification

- ✓ Carbon Net Zero for Operational Energy for Typical Warehouse Occupier
- ✓ Photovoltaic Panels (Solar Panels) Providing Free Electricity
- ✓ LED Lighting with PIR Activation Sensors
- ✓ Super-Fast Fibre Broadband
- ✓ Ample Allocated Parking and Generous Loading Yard
- ✓ Floor Loading of 40 kn/M<sup>2</sup>
- ✓ 10 Metre Eaves
- ✓ Electric Vehicle Charging Ducting and Cabling Installed to Car Park
- ✓ BREEAM Target Rating 'Excellent'
- ✓ EPC 'A+' for Energy Performance
- ✓ Air-Conditioned Office with Beverage and Toilet Facilities



## Location

The Thorp Arch Estate benefits from easy access to the A1(M) motorway at Wetherby and is approximately equidistant between Leeds, Harrogate and York, making it the ideal business location.

DESTINATION	MILES	TIME
<b>Wetherby</b>	<b>2.5</b>	<b>5 mins</b>
<b>York</b>	<b>12.8</b>	<b>30 mins</b>
<b>Harrogate</b>	<b>13.2</b>	<b>30 mins</b>
<b>Leeds</b>	<b>15.8</b>	<b>35 mins</b>
<b>Sheffield</b>	<b>52</b>	<b>1 hr 10 mins</b>
<b>Newcastle</b>	<b>85</b>	<b>1 hr 30 mins</b>

### EPC

Target 'A+' Rating for Energy Performance

### VAT

VAT will be chargeable at the prevailing rate. Further information on request.

### RATES

New rating assessments will be created following completion of the development.

### TERMS

The units will be available on a new Full Repairing and Insuring lease for a number of years to be agreed.



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