

**Units 205 - 210, Trust Square, Ave C West
Thorp 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.