

TO LET

5 NEW WAREHOUSE/INDUSTRIAL BUSINESS UNITS

5,999 – 12,028 SQ FT



ASH WAY | PHASE 3

**LAST UNIT
REMAINING**



www.thorparchestate.co.uk

Ash Way, Thorp Arch Estate, Wetherby LS23 7FA

LOCATION

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

SPECIFICATION

- Fibre superfast broadband
- 7 metre eaves
- Floor loading of 40kn/m²
- Offices with air conditioning, kitchenette and toilet facilities
- Insulated cladding and roofs
- LED lighting to both warehouse & offices
- Sectional electronically operated loading doors
- Ample allocated parking spaces
- All mains services



AMENITIES

- Security - night time patrols and CCTV
- On site management
- Meeting room - can be booked at the Estate Office at no cost to occupiers on the Estate
- Café
- Fibre superfast broadband

ACCOMMODATION

The development provide units of the following approximate gross internal sizes:

UNIT	SQ FT
6	LET
7	9,064
17	LET
18	LET
19	LET



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Design and Production DS.EMOTION JUNE 2020_7094



tom.asher@savills.com
matthew.ewin@savills.com



zach.mehdzadeh@eu.jll.com
rich.harris@eu.jll.com