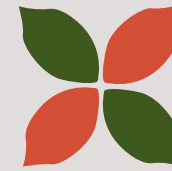


To Let

**BRAND NEW
WAREHOUSE/
BUSINESS UNITS**

4,000–31,527 sq ft

372-2,929 sq m



ASH WAY AT
Thorp Arch
ESTATE

Wetherby | A1(M) J45

**AVAILABLE
Q4 2022**

thorparchestate.co.uk



SAT NAV : LS23 7FA

*Indicative Image



**9 NEW
HIGH SPECIFICATION
INDUSTRIAL/BUSINESS UNITS**



**COMPLETION
Q4 2022**



**J45 A1(M) - 4.2 MILES
J46 A1(M) - 5.7 MILES**



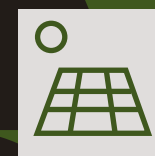
**CENTRALLY LOCATED WITHIN
THE 'GOLDEN TRIANGLE'
BETWEEN LEEDS, HARROGATE
AND YORK**



**ON-SITE MANAGEMENT,
NIGHT TIME SECURITY
PATROLS AND CCTV**



**FULL FIBRE TO THE PREMISES
(FTTP) WITH TRUE ON SITE
RESILIENCE**



PHOTOVOLTAIC PANELS



ACCOMMODATION

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

UNIT	SQ FT	SQ M
21	31,527	2,929
23	15,000	1,394
24	13,000	1,208
25	10,000	929
26	4,000	372
27	4,000	372
28	4,000	372
29	6,000	557
30	6,000	557



4,000 - 31,527 sq ft

SPECIFICATION

- ◆ Net Zero Carbon for Operational Energy for Typical Warehouse Occupier
- ◆ Photovoltaic Panels (Solar Panels) Providing Free Electricity
- ◆ Super-Fast Fibre Broadband
- ◆ Ample Allocated Parking and Generous Loading Yard
- ◆ BREEM - Target Rating 'Very Good'
- ◆ EPC - Target 'A' Rating for Energy Performance
- ◆ 7 Metre Eaves Except Unit 21 = 10m
- ◆ Floor Loading of 40kn/M2
- ◆ Heated Offices with Beverage and Toilet Facilities
- ◆ Insulated Elevation Cladding and Roofs with Sky Lights
- ◆ LED Lighting to Both Warehouse and Offices
- ◆ Electrically Operated Sectional Loading Doors



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
Wetherby	2.5	5 mins
York	12.8	30 mins
Harrogate	13.2	30 mins
Leeds	15.8	35 mins
Sheffield	52	1 hr 10 mins
Newcastle	85	1 hr 30 mins

EPC

Target EPC will be within Band A.

VAT

VAT is 20%

RATES

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

TERMS

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



TOM ASHER

tom.asher@savills.com

MATTHEW EWIN

matthew.ewin@savills.com



RICH HARRIS

rich.harris@eu.jll.com

HARRY FULLERTON

harry.fullerton@eu.jll.com

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013

Savills and JLL on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Savills and JLL has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is April 2022.

