

TO LET



Unit 156, Avenue B, Thorp Arch Estate, Wetherby, LS23 7BJ

Refurbished industrial unit with 2 roller shutter doors, office and welfare facilities.

5779 ft² (537 m²)

www.thorparchestate.co.uk

Unit 156, Avenue B, Thorp Arch Estate, Wetherby, LS23 7BJ

Ref 156

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 cafe, MOT station, gym and children's soft play
- Over 180 existing businesses employing approximately 2,000 people
- Population of 500,000 within 30 minute drive time

Description

- Refurbished insulated industrial building
- Fibre superfast broadband
- Office with plastered walls, dado trunking and suspended tiled ceiling
- 2 x WC's including disability pack
- Beverage facility
- Ample off road parking
- LED lighting to both warehouse and office



Terms

Rent:	£45,000 pa
Service Charge:	£3,375 fixed at 7.5% of the annual rent
Insurance:	£1,000 approximately
Business Rates:	£31,750 RV (UBR 2022/2023 is 49.9p in the £)
Deposit:	£12,000
Lease:	3 year fixed term Lease or 3 year flexible 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.



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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.

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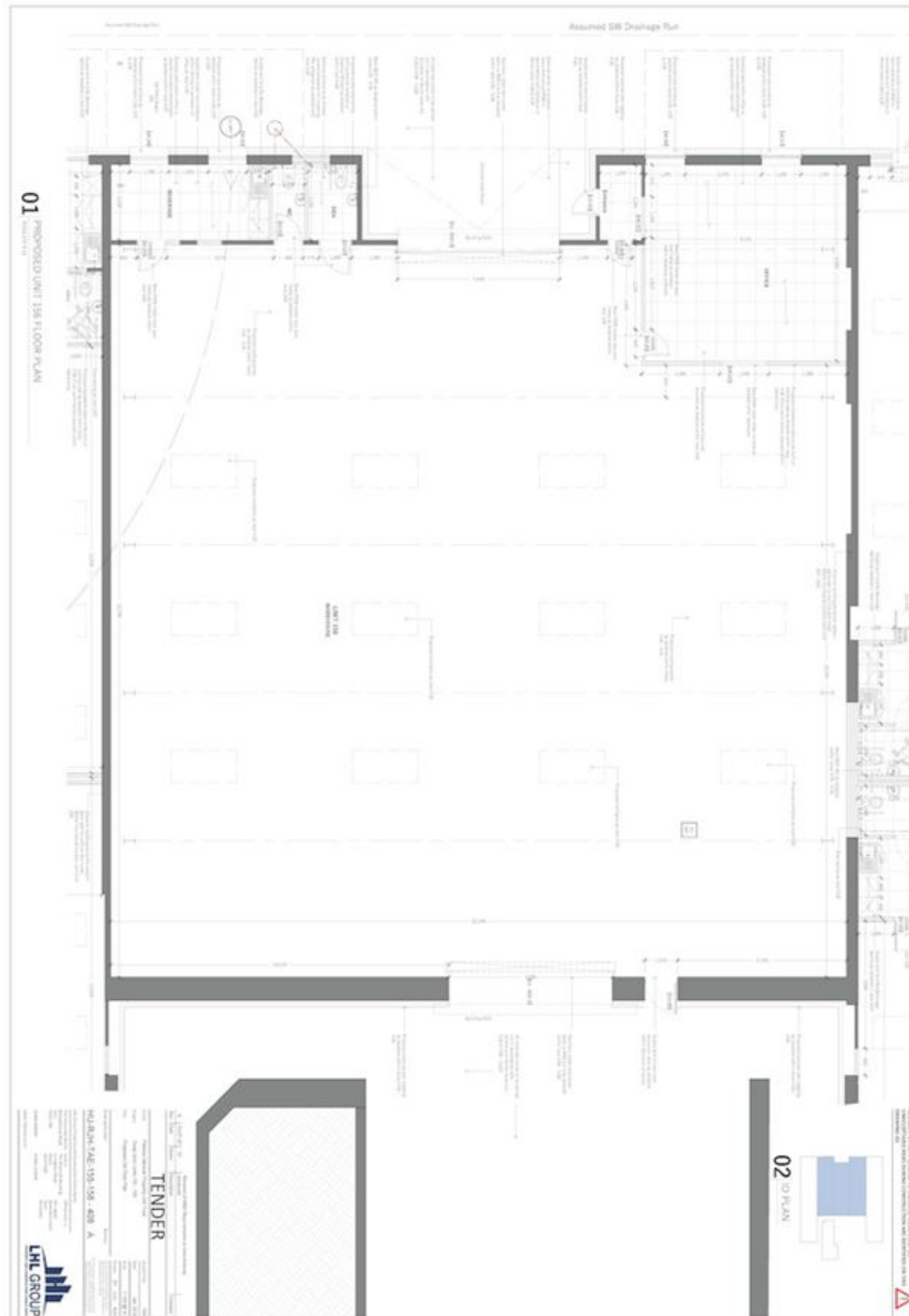


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Energy Performance Certificate Non-Domestic Building



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Avenue B
Thorp Arch Estate
WETHERBY
LS23 7BJ

Certificate Reference Number:
0690-0130-6252-5525-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

35

This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	534
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	21.09
Primary energy use (kWh/m ² per year):	124.74

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built

103 If typical of the existing stock



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