

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

SAT NAV: LS23 7AX



ARTS.PUNCTUAL.GRILLS





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)



CGI OF PROPOSED SCHEME



* IMAGES OF ASHWAY IV BUILD FOR INDICATIVE PURPOSES



Accommodation

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



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

Subject to planning

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/M²
- ✓ 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
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 '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.



JOSH HOLMES
joshholmes@cartertowler.com

HAZEL COOPER
hazelcooper@cartertowler.com



HARRY FULLERTON
harry.fullerton@jll.com

BEN FAIRHURST
benjamin.fairhurst@jll.com

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013
Carter Towler 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 Carter Towler 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 December 2025.