

## To Let - Moat House Square



### Unit 16 Moat House Square, Thorp Arch Estate, Wetherby, LS23 7FB

Modern industrial unit with roller shutter door.

1156 ft<sup>2</sup> (107 m<sup>2</sup>)



Josh Holmes / Max Vause - 0113 245 1447  
[joshholmes@cartertowler.co.uk](mailto:joshholmes@cartertowler.co.uk)  
[maxvause@cartertowler.co.uk](mailto:maxvause@cartertowler.co.uk)



Chris Hilton / Tim Munns - 01937 845919  
[chris.hilton@wharfedalepm.co.uk](mailto:chris.hilton@wharfedalepm.co.uk)  
[tim.munns@wharfedalepm.co.uk](mailto:tim.munns@wharfedalepm.co.uk)



Harry Fullerton / Jonny Cooper - 0113 2446440  
[harry.fullerton@eu.jll.com](mailto:harry.fullerton@eu.jll.com)  
[jonny.cooper@eu.jll.com](mailto:jonny.cooper@eu.jll.com)

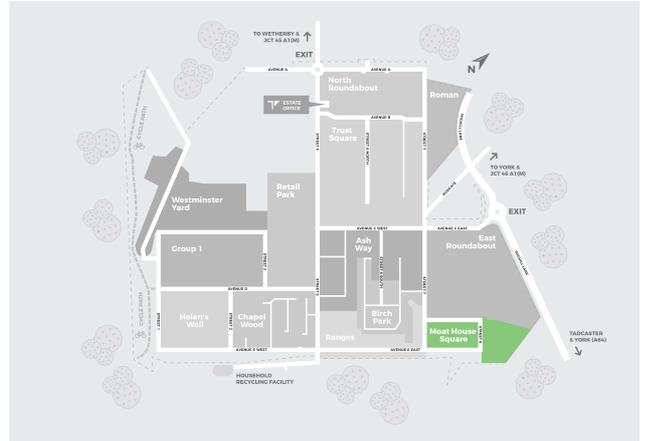
## Unit 16 Moat House Square, Thorpe Arch Estate, Wetherby, LS23 7FB

### Description

- Modern development of 21 industrial/warehouse units
- 3m wide up and over loading doors
- Good eaves height enabling construction of mezzanine floor if required
- Power, lighting and BT cable fitted
- WC fitted with disability pack

### 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 café, health spa, MOT station, gym and children's soft play
- On site management and security
- Over 190 existing businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minute drive time



### Terms

Rent:	£11,600 pa
Service Charge:	10% of the annual rent, reconcilable annually
Insurance:	c. £225 pa approximately
Business Rates:	£9,200 UBR 2025/26 is 49.9p in £)
Deposit:	£3,500
Lease:	Fixed term lease, or 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.

### Disclaimer

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.