

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

CGI OF PROPOSED SCHEME



Overview



3 Brand New
High Specification
Warehouse/Business Units
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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)

ASH WAY, THORP ARCH ESTATE, WETHERBY LS23 7AX



* IMAGES OF ASHWAY IV BUILD FOR
INDICATIVE PURPOSES



Accommodation

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



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

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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.



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