

TO LET

OPEN STORAGE OPPORTUNITIES

UP TO 19.1 ACRES
(7.72 HECTARES)



Centrally Located Within
the 'Golden Triangle' Between
Leeds, Harrogate and York



J45 A1(M) - 4.2 Miles
J46 A1(M) - 5.7 Miles



Flexible Terms
Available



Plots Partially
Surfaced

Wetherby A1(M) J45

SAT NAV: LS23 7AX

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Description

The site offers 19.1 acres of open storage land incorporating six basic warehouse/storage units. The site will be level and can be fenced, gated and appropriately surfaced to suit occupier requirements.



Water & Power



Foul Drainage Connections



Fencing and Gates



Accommodation

BUILDING	SQ FT	SQ M
W2	154	14.3
W3	20,471	1,901.8
W11	2,660	247.2
W12	5,106	474.4
W15	3,145	292.2
W18	818	76.0

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.



4.2 miles from
Junction 45 of
the A1(M)



Population of **500,000**
within a **30 minute**
drive time



2.5 miles from
Wetherby
town centre

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

All times are approximate



Further Information

RENT

Available on
application.

TERMS

Flexible terms
are available.

VAT

VAT will be charged
at the prevailing rate.

SERVICE CHARGE

Occupiers will contribute towards
the estate service charge.

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

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