

To Let - Ash Way



**18 Ash Way, Avenue C West, Thorp Arch Estate,
Wetherby, LS23 7FA**

Modern warehouse with office and welfare facilities.

5999 ft² (557 m²)



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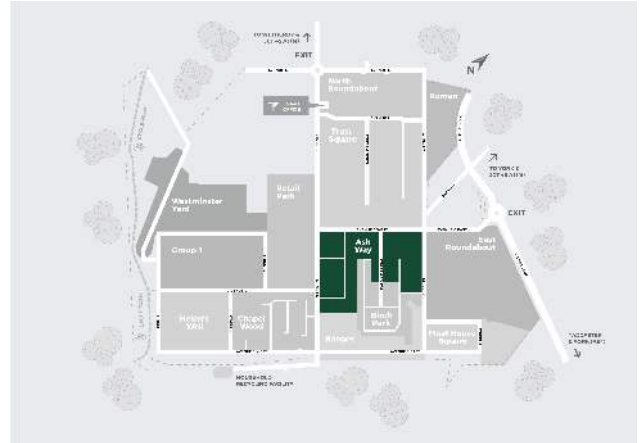
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Description

- Fibre superfast broadband.
- 7 metre eaves.
- Floor loading of 40kn/sq.m.
- Office with air conditioning, kitchenette and toilet facilities.
- Insulated cladding and roof.
- LED Lighting to both warehouse and office.
- Sectional electronically operated loading doors.
- Ample allocated parking spaces.
- Mains electric, water and drainage services.

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.
- Superfast broadband available
- Over 190 existing businesses employing approximately 2,000 people..
- Population of 500,000 within 30 minute drive time.



Terms

Rent:	Rent upon request
Service Charge:	Service Charge upon request
Insurance:	c. £1,250.00 pa
Business Rates:	£55,500 RV (UBR 2026/27 is 48.0p in the £)
Lease:	5 year term Lease

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.

Energy Performance Certificate
Non-Domestic Building


Unit 18
Ash Way
Thorp Arch Estate
Wetherby
LS23 7FA

Certificate Reference Number:
0960-0831-9799-2602-1002

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



A 0-25

B 26-50

C 51-75

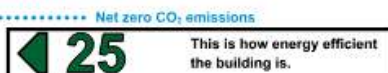
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient


Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	553
Assessment Level:	4
Building emission rate (kgCO ₂ /m ² per year):	15.33
Primary energy use (kWh/m ² per year):	90.69

Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
79	If typical of the existing stock