

**TO LET**

# DESIGN & BUILD OPPORTUNITIES

**Westminster Yard**

**SAT NAV: LS23 7AX**

**/// [trackers.ages.rises](http://trackers.ages.rises)**



**THORP ARCH**  
ESTATE

**Wetherby A1(M) J45**



**Industrial/warehouse  
units of 150,000 - 350,000 sq ft  
(13,935 - 32,516 sq m) subject to planning**



**150,000 - 350,000 sq ft**



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



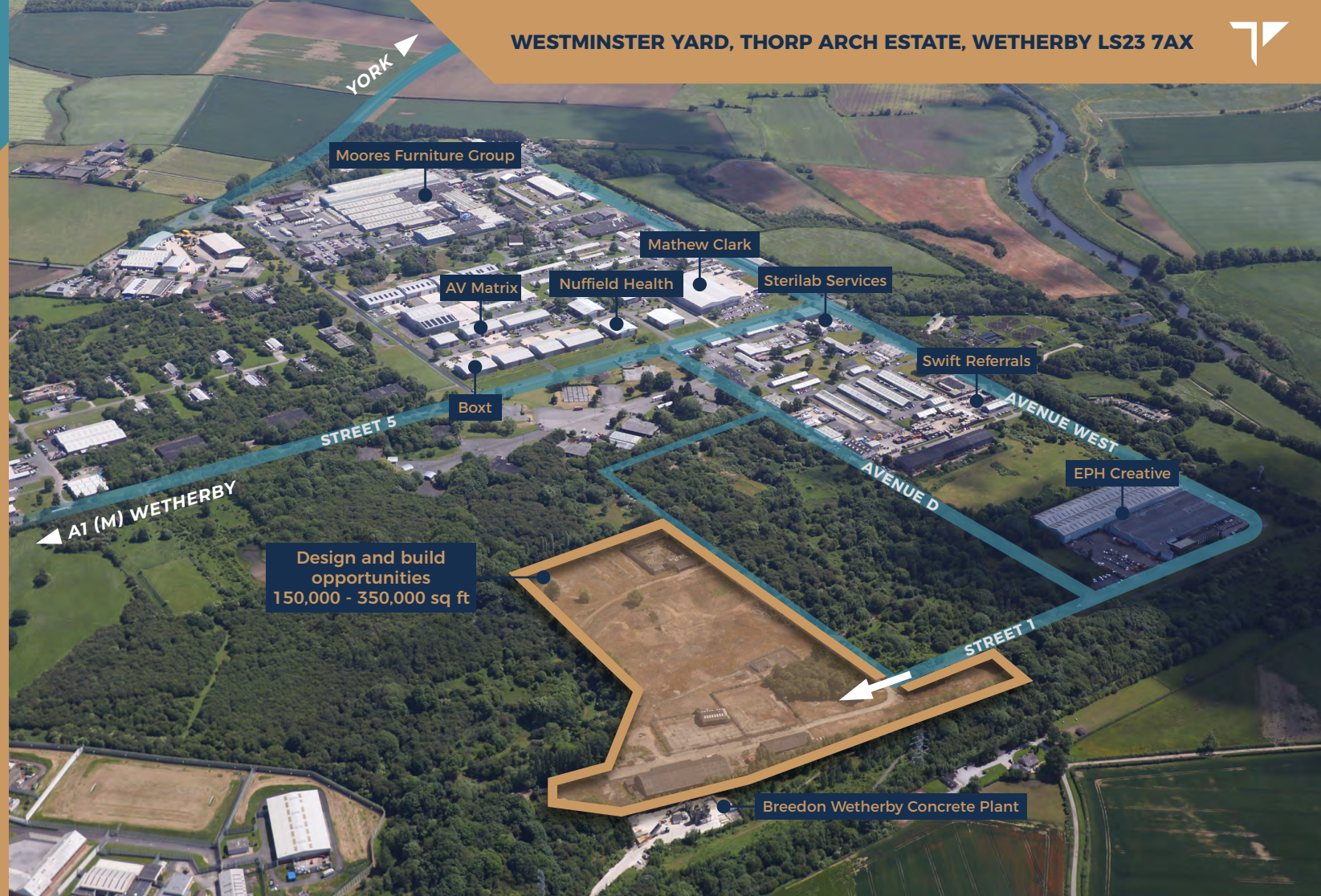
**J45 A1(M) - 4.2 Miles  
J46 A1(M) - 5.7 Miles**

**[www.thorparchestate.co.uk](http://www.thorparchestate.co.uk)**



# Overview

Thorp Arch Estate is home to over 180 businesses and is located within the centre of the Golden Triangle of York, Harrogate and Leeds. The Estate benefits from easy access to the A1(M) motorway and is a 5 minute drive from Wetherby town centre.



WESTMINSTER YARD, THORP ARCH ESTATE, WETHERBY LS23 7AX



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



Established Location  
for Distribution and  
Industrial Occupiers



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



Significant ESG &  
Sustainability  
Initiatives Including  
Photovoltaic Panels



Full Fibre to the  
Premises (FTTP)  
With True  
On-Site Resilience



On-Site Management,  
Night Time Security  
Patrols and CCTV





# Indicative Specification

The following are indicative of a specification to be agreed with the occupier prior to submitting a Planning Application:

- ✓ Carbon Net Zero for Operational Energy for Typical Warehouse Occupier
- ✓ Photovoltaic Panels (Solar Panels) Providing Free Electricity
- ✓ Super-Fast Fibre Broadband
- ✓ Generous Parking and Minimum 50m Yard Depth
- ✓ BREEAM - Target Rating 'Excellent'
- ✓ EPC - Target 'A' Rating for Energy Performance
- ✓ Up to 20m Eaves



## PLANNING

A detailed Planning Application will be submitted following agreement of the scheme and building design and layout.



UP TO  
**350,000 sq ft**  
32,516 sq m

# 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

### SPECIFICATION

To be agreed.

### VAT

VAT will be chargeable  
at the prevailing rate.

### TERMS

The unit will be available  
on a new full repairing and  
insuring lease for a number  
of years to be agreed.

### SERVICE CHARGE

Occupiers will contribute  
towards the estate  
service charge.

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