



# To Let

Unit 197, Trust Square, Thorp Arch, Wetherby, LS23 7BJ

Industrial/Warehouse – 29,346 sq ft

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Unit 197, Trust Square, Thorp Arch, Wetherby

Description

The premises comprises of a refurbished detached brickwork warehouse benefitting from the following specification:

- 4.7m eaves height
- 2 electrically operated sectional loading doors
- Parking & loading yard
- LED lighting in both the warehouse and office areas
- Insulated roof complete with sky lights

Location

Thorp Arch is an established industrial estate benefitting from an excellent strategic location, situated between York, Leeds & Harrogate with good connectivity to the national motorway network. The property is located approximately 4 miles from junction 45 of the A1(M), providing direct access to the M1 & M62 respectively.

Accommodation

|                      | Sq ft  | Sq m     |
|----------------------|--------|----------|
| Warehouse & Premises | 29,346 | 2,726.33 |
| Total                | 29,346 | 2,726.33 |



## Unit 197, Trust Square, Thorp Arch, Wetherby

### Business Rates

We have checked with the Valuation Office Agency, and we understand the property is listed as follows effective 1<sup>st</sup> April 2026.

Rateable Value - £161,000.

### Rent

Available upon application.

### Terms

The property is available on a leasehold basis.

### Planning

The permitted use class is currently identified as B1 and B8. Other uses may be considered suitable.

### EPC

A copy of the EPC certificate and reports are available upon request.

### Legal Costs

Each party is responsible for their own legal costs incurred in connection with the completion of the transaction.

### Viewings

If you would like further details on this property or would like to arrange a viewing, please contact the agents below :

#### JLL

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