

# To Let

## BRAND NEW WAREHOUSE/ BUSINESS UNITS

Units 21 – 30, Ash Way  
4,031 – 13,056 sq ft  
374 – 1,213 sq m

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



**THORP ARCH**  
ESTATE

Wetherby A1(M) J45

AVAILABLE NOW



SAT NAV: LS23 7FA



NEWEST.UPON.ALTERNATE



# Overview



9 New  
High Specification  
Industrial/Business Units



Available  
Now



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 7FA





# Accommodation

The development provides units of the following approximate gross internal sizes:

UNIT	SQ FT	SQ M
21 (LET)	31,527	2,929
23 (LET)	15,074	1,400
24	13,056	1,213
25 (LET)	10,374	964
26 (LET)	4,055	377
27	4,061	377
28	4,031	374
29 (LET)	7,030	653
30	6,081	565

# Specification

- ✓ Carbon Net Zero for Operational Energy for Typical Warehouse Occupier
- ✓ Photovoltaic Panels (Solar Panels) Providing Free Electricity
- ✓ Super-Fast Fibre Broadband
- ✓ Ample Allocated Parking and Generous Loading Yard
- ✓ BREEAM Rating 'Very Good'
- ✓ EPC A+ for Energy Performance
- ✓ 7 Metre Eaves
- ✓ Floor Loading of 40kn/M2
- ✓ Air-Conditioned Office with Beverage and Toilet Facilities
- ✓ Insulated Elevation Cladding and Roofs with Sky Lights
- ✓ PIR Controlled Lighting to Both Warehouse and Offices
- ✓ Electrically Operated Sectional Loading Doors
- ✓ Electric Vehicle Charging Ducting and Cabling Installed to Car Park

4,031 – 13,056 sq ft





HARROGATE

ASH WAY, THORP ARCH ESTATE, WETHERBY LS23 7FA



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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.

### EPC

A+ for Energy Performance.

### VAT

VAT is 20%.

### RATES

New rating assessments will be created following completion of the development.

### TERMS

The units are available on a new Full Repairing and Insuring lease for a number of years to be agreed.



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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

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