



Unit 120, Street 7

Thorp Arch Estate, Wetherby, LS23 7FL

Industrial unit available on flexible lease

11,684 sq ft
(1,085.48 sq m)

- Detached brick built warehouse with pitched mineral fibre roof
- Off road parking and loading
- Well established business park in parkland setting



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Summary

Available Size	11,684 sq ft
Rent	£58,500 per annum
Rates Payable	£21,831.25 per annum
Rateable Value	£43,750
VAT	All prices quoted are exclusive of VAT.
Legal Fees	Each party to be responsible for their own legal fees incurred in this transaction.
BER Rating	E (110)

Description

- Detached brick built warehouse with pitched mineral fibre roof
- Fibre superfast broadband
- Ground level loading through roller shutter door and dock level loading through sliding timber door
- Office with comfort cooling
- 2 separate WC's
- Off road parking and loading

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 health spa, MOT station, gym, children's sot play
- On site management and security
- Over 180 existing businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minute drive time

Viewings

Viewings are strictly by appointment only. Please contact the letting agents for further information

Terms

The property is available on a leasehold basis. Further details on rent are available upon application.



Viewing & Further Information



Hazel Cooper

0113 245 1447

hazelcooper@cartertowler.co.uk



Hannah Brumpton

07534 126 236

hannahbrumpton@cartertowler.co.uk

