CARTER TOWLER
Chartered Surveyors

To Let



Unit 429 Birch Park

Wetherby, LS23 7FG

Office with small warehouse - To Let

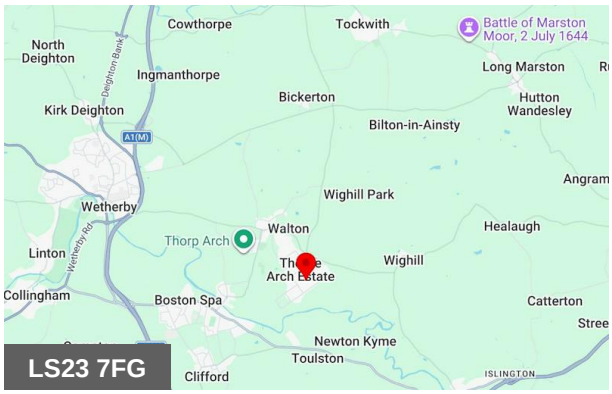
2,838 sq ft
(263.66 sq m)

- Available Now
- Includes warehouse space with roller shutter door
- W/C and kitchenette facilities
- Dedicated parking

Unit 429 Birch Park, Wetherby, LS23 7FG

Summary

Available Size	2,838 sq ft
Rateable Value	£20,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days







Location

The unit is situated in Birch Park at Thorp Arch Estate is located approximately 3 miles east of Wetherby and benefits from good access to the A1(M), providing connections to Leeds, York and the wider motorway network. The estate is an established employment location accommodating a range of industrial, warehouse, manufacturing and trade occupiers within a mixed commercial environment

Description

The property comprises a refurbished office and warehouse unit benefiting from plastered walls, dado trunking, and a part suspended tiled ceiling with inset lighting throughout the office accommodation. The offices are served by LPG-fired central heating, with ancillary facilities including a kitchen and separate ladies' and gents' WCs. The warehouse area is accessed via a roller shutter loading door, making the unit suitable for a range of industrial, storage and business uses. Externally, the property benefits from off-road parking.

Terms

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

Viewings

By appointment only please contact the agent direct.

Viewing & Further Information



Hannah Brumpton
07534 126 236
hannahbrumpton@cartertowler.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 04/11/2026