



Unit 18 Ash Way

Avenue C West, Thorpe Arch Estate, Wetherby, LS23 7FA

Modern Warehouse with Office, Welfare Facilities and solar Panels

5,999 sq ft
(557.33 sq m)

- High specification business/industrial unit
- On-Site Management, Night Time Security Patrols and CCTV
- Full Fibre to the Premises (FTTP) With True On-Site Resilience



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Summary

Available Size	5,999 sq ft
Rent	£12 per sq ft
Rateable Value	£55,500
Service Charge	Advance payment 7.5% reconcilable annually
VAT	All prices and rates are quoted exclusive but may be subject to VAT
Legal Fees	Each party is responsible for their own legal costs incurred in the transaction
EPC Rating	A (25)

Description

Conveniently located on the well-known Thorp Arch Estate, the unit benefits from the following specification:-

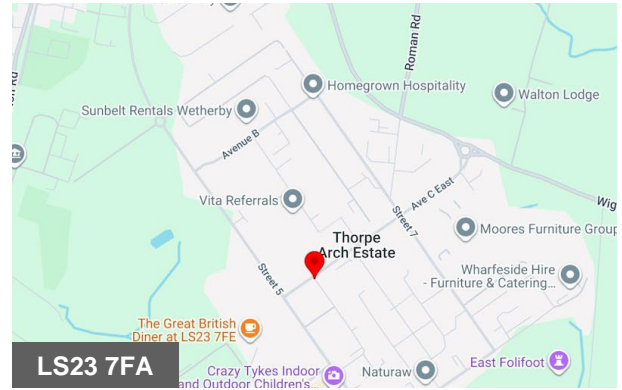
- Fibre superfast broadband.
- 7 metre eaves.
- Floor loading of 40kn/sq.m.
- Office with air conditioning, kitchenette and toilet facilities.
- Insulated cladding and roof.
- LED Lighting to both warehouse and office.
- Sectional electronically operated loading doors.
- Ample allocated parking spaces.
- Mains electric, water and drainage services.

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 café, health spa, MOT station, gym and children's soft play.
- On site management and security.
- Over 190 existing businesses employing approximately 2,000 people.
- Superfast broadband available.
- Population of 500,000 within 30 minute drive time.

Terms

5 year lease.



Viewing & Further Information



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