CARTER TOWLER
Chartered Surveyors

To Let



Unit M22, Street 7

Thorp Arch Estate, Wetherby, LS23 7FL

Secure Storage Warehouse - To Let

1,192 sq ft
(110.74 sq m)

- Available immediately
- Detached and self-contained
- Suitable for storage
- Covered loading dock

0113 2451447

www.cartertowler.co.uk

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Summary

Available Size	1,192 sq ft
Rateable Value	£9,100
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Location

The unit is situated on 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

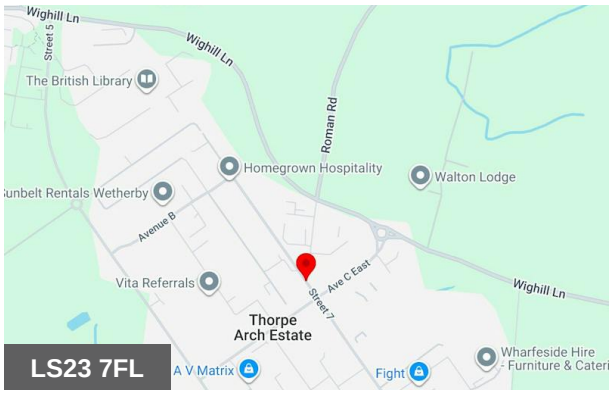
Constructed of brick beneath a flat concrete roof, the detached warehouse benefits from an alarm system and lightning conductors. The property features a covered loading dock providing secure access for loading and unloading, with direct vehicle access to the building. The standalone nature of the unit and secure loading arrangements make it suitable for a range of storage and industrial uses.

Terms

The unit is available by way of new full repairing and insuring leases for a term of years to be agreed

Viewings

By appointment only, please contact the agent direct.





Viewing & Further Information



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