CARTER TOWLER
Chartered Surveyors

To Let



Unit 16 Moat House Square

Wetherby, LS23 7FB

Modern Industrial Unit - To Let

1,156 sq ft
(107.40 sq m)

- Available Now
- Newley Refurbished
- Electric ground level loading door
- Dedicated loading/ unloading area

0113 2451447

www.cartertowler.co.uk

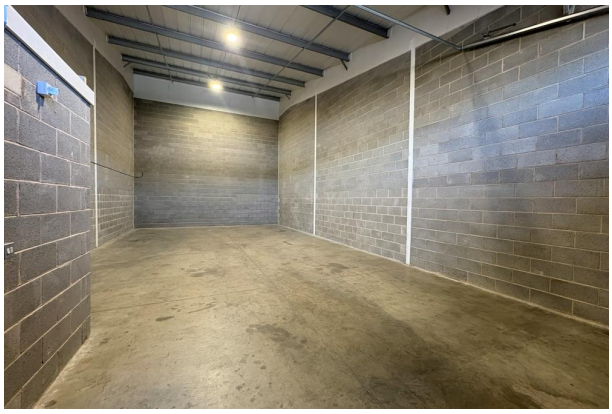
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Summary

Available Size	1,156 sq ft
Rateable Value	£10,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (42)







Location

The unit is situated on Moat House Square 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

Auto

You said:
do it with this 'Refurbished office • Plaster walls, dado trunking, part suspended tiled ceiling with inset lighting and LPG fired centrlalheating • Warehouse with roller shutter door • Ladies and gents WC's, kitchen facility • Off road parking
Copilot said:
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.

The property comprises a detached industrial/warehouse unit of steel portal frame construction with profile metal clad elevations beneath a pitched roof. The unit benefits from a roller shutter loading door, separate pedestrian access and open-plan warehouse accommodation suitable for a variety of industrial, storage and distribution uses. Solar panels are installed on the roof. Externally, the property benefits from a dedicated loading area and on-site car 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



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