



To Let

To Let - New Warehouse / Industrial Unit

- Solar Panels
- LED Lighting throughout
- Electric loading doors
- EPC A+
- Ample car parking and generous yard
- 7m Eaves Height
- Air-Conditioned Offices
- Floor Loading of 40kn/M2

Unit 24

Ash Way, Thorp Arch Industrial Estate, Leeds,
LS23 7FA

13,000 sq ft

1,207.74 sq m

Reference: #226741

Unit 24

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Summary

Available Size	13,000 sq ft / 1,207.74 sq m
Rent	Rent on application
EPC	Upon enquiry

Description

The property comprises modern industrial accommodation which benefits from a sizable yard. The unit is accessed via two roller shutter door and separate personnel doors. There is LED lighting to both the warehouse and office area.

The accommodation also benefits from ancillary office accommodation providing canteen facilities, central heating and WC facilities.

Location

Thorp Arch Industrial Estate is a well-established business park in parkland setting located 2.5 miles east of Wetherby and the A1 motorway link which provides direct connections to the national motorway network.

On site the park has over 170 existing businesses which include restaurants, a health spa, MOT station, gym and children's soft play centre.

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