



## Birch Park

Thorp Arch Estate, Wetherby, LS23 7FG

**Refurbished buildings with  
roller shutter doors, offices  
and welfare facilities**

**800 to 4,924 sq ft**  
(74.32 to 457.45 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



# Birch Park, Thorp Arch Estate, Wetherby, LS23 7FG

## Summary

<b>Available Size</b>	800 to 4,924 sq ft
<b>Rent</b>	£8.50 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	All prices and rates are quoted exclusive but may be subject to VAT
<b>Legal Fees</b>	Each party is responsible for their own legal costs incurred in the transaction
<b>EPC Rating</b>	Upon enquiry

## Description

- Insulated profile metal roof
- Roller shutter loading door
- Office
- WC and beverage facility
- Skip stand and off road parking
- Power, lighting and BT cable installed

## 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
- Superfast broadband available
- Over 190 existing businesses employing approximately 2,000 people
- Population of 500,000 within 30 minute drive time

## Terms

Rent: from £8.50 psf

Service Charge: Fixed at 7.5% of rent

Insurance: TBA

Business Rates: £70.02 - £87.75 sqm RV (UBR 2026/27 43.2p in £ )

Deposit: On application

Lease: Fixed term leases or 3 year flexible lease



## Viewing & Further Information



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