



Chapel Wood

Thorp Arch Estate, Street 3, Wetherby, LS23 7FY

**Refurbished industrial units
with roller shutter doors,
offices and welfare facilities**

831 to 2,558 sq ft
(77.20 to 237.65 sq m)

- Well established business park in parkland setting
- Close proximity to A1(M) motorway
- Refurbished insulated industrial building

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Summary

Available Size	831 to 2,558 sq ft
Rent	£11 per sq ft
Business Rates	Upon Enquiry
VAT	All prices quoted are exclusive of VAT.
Legal Fees	Each party to be responsible for their own legal fees incurred in this transaction.
EPC Rating	Upon enquiry

Description

- Refurbished insulated industrial building
- Office with plastered walls, dado trunking and suspended tiled ceiling
- WC with disability pack
- Beverage facility
- Ample off road parking
- Power, lighting and BT cable fitted

Location

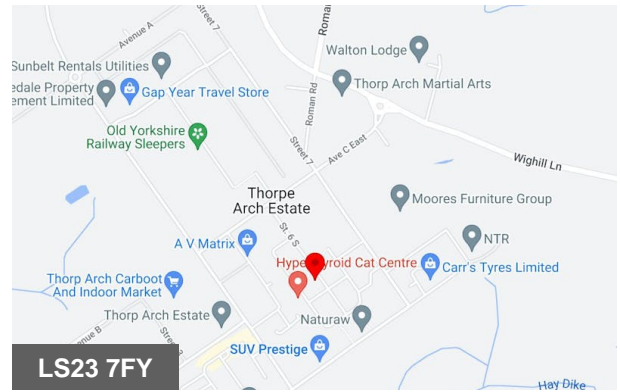
- Well established business park in parkland setting
- Close proximity to A1(M) motorway
- A1(M) provides direct connections to the national motorway network
- Equidistant between Leeds, Harrogate and York
- On site cafe, health spa, MOT Station, gym and children's soft play
- On site management and security
- Over 180 existing businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minute drive time

Viewings

Viewings are strictly by appointment only. Please contact the letting agents for further information.

Terms

The property is available on a leasehold basis. Further details on rent are available upon application.



Viewing & Further Information



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