

# To Let

## BRAND NEW WAREHOUSE/ BUSINESS UNITS

Units 21 – 30, Ash Way  
4,000 – 31,527 sq ft  
372 – 2,929 sq m

[www.thorparchestate.co.uk](http://www.thorparchestate.co.uk)



**THORP ARCH**  
ESTATE

Wetherby A1(M) J45

AVAILABLE Q4 2022



SAT NAV: LS23 7FA



# Overview

Indicative Image



9 New  
High Specification  
Industrial/Business Units



Completion  
Q4 2022



J45 A1(M) - 4.2 Miles  
J46 A1(M) - 5.7 Miles



Centrally Located Within the  
'Golden Triangle' Between  
Leeds, Harrogate and York



On-Site Management,  
Night Time Security  
Patrols and CCTV



Full Fibre to the Premises (FTTP)  
With True On-Site Resilience



Photovoltaic Panels  
(Solar Panels)



# Accommodation

The development provides units of the following approximate gross internal sizes:

UNIT	SQ FT	SQ M
21 (LET)	31,527	2,929
23	15,000	1,394
24	13,000	1,208
25	10,000	929
26	4,000	372
27	4,000	372
28	4,000	372
29	6,000	557
30	6,000	557

# Specification

- ✓ Carbon Net Zero for Operational Energy for Typical Warehouse Occupier
- ✓ Photovoltaic Panels (Solar Panels) Providing Free Electricity
- ✓ Super-Fast Fibre Broadband
- ✓ Ample Allocated Parking and Generous Loading Yard
- ✓ BREEAM – Target Rating ‘Very Good’
- ✓ EPC – Target ‘A’ Rating for Energy Performance
- ✓ 7 Metre Eaves
- ✓ Floor Loading of 40kn/M2
- ✓ Heated Offices with Beverage and Toilet Facilities
- ✓ Insulated Elevation Cladding and Roofs with Sky Lights
- ✓ LED Lighting to Both Warehouse and Offices
- ✓ Electrically Operated Sectional Loading Doors

4,000 – 31,527 sq ft



HARROGATE

ASH WAY, THORP ARCH ESTATE, WETHERBY LS23 7FA



# Location

The Thorp Arch Estate benefits from easy access to the A1(M) motorway at Wetherby and is approximately equidistant between Leeds, Harrogate and York, making it the ideal business location.

DESTINATION	MILES	TIME
Wetherby	2.5	5 mins
York	12.8	30 mins
Harrogate	13.2	30 mins
Leeds	15.8	35 mins
Sheffield	52	1 hr 10 mins
Newcastle	85	1 hr 30 mins

### EPC

Target EPC will be within Band A.

### VAT

VAT is 20%

### RATES

New rating assessments will be created following completion of the development.

### TERMS

The units are available on a new Full Repairing and Insuring lease for a number of years to be agreed.



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