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## TO LET



Unit 16 Ash Way, Thorp Arch Estate, Wetherby, LS23 7FA

New warehouse/industrial business unit incorporating welfare facilities and office space of 2,609 sq ft

**14161 ft<sup>2</sup> (1316 m<sup>2</sup>)**

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**Unit 16 Ash Way, Thorp Arch Estate, Wetherby, LS23 7FA**

Ref 14

**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 + children's soft play
- On site management and security
- Over 170 existing businesses employing approximately 2,000 people
- Population of 500,000 within 30 minute drive time.



**Description**

- Fibre superfast broadband + all mains services
- 7 Metre eaves
- Floor loading of 40kn/sq m
- Two storey office, canteen and toilet facilities with central heating
- Insulated cladding and roof
- LED lighting to both warehouse and office
- Two sectional electronically operated loading doors
- 16 allocated parking spaces
- Concrete loading yard extending to 600 sq m

**Terms**

Rent:	£120,500
Service Charge:	10% of annual rent
Insurance:	£1,500 approximately
Business Rates:	£33,500 (UBR 2021/2022 is 49.9p in the £)
Deposit:	£30,000
Lease:	To be agreed

**Legal Costs**

Each party is responsible for their own legal costs incurred in the transaction.

**VAT**

All prices and rates are quoted exclusive but may be subject to VAT.



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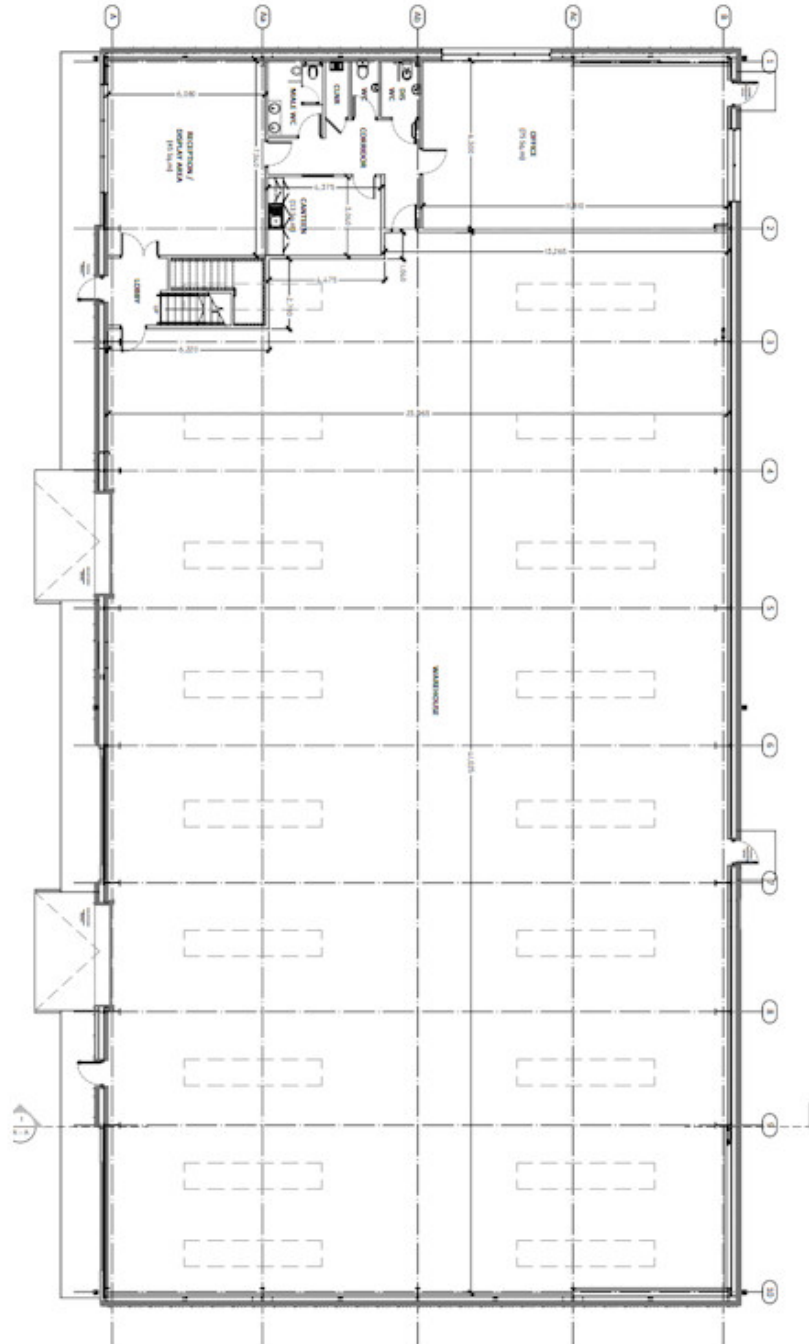


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The Agents for the Lessor of these properties give notice that: These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of any contract. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenant should not rely on them as statements or representation of facts, but must satisfy themselves as to the correctness of each of them. The Agents for the Lessor have no authority to make representation or warranty whatsoever in relation to the property.

**UNITS 14 - 16**  
**PROPOSED GROUND FLOOR LAYOUT**

SCALE 1:100



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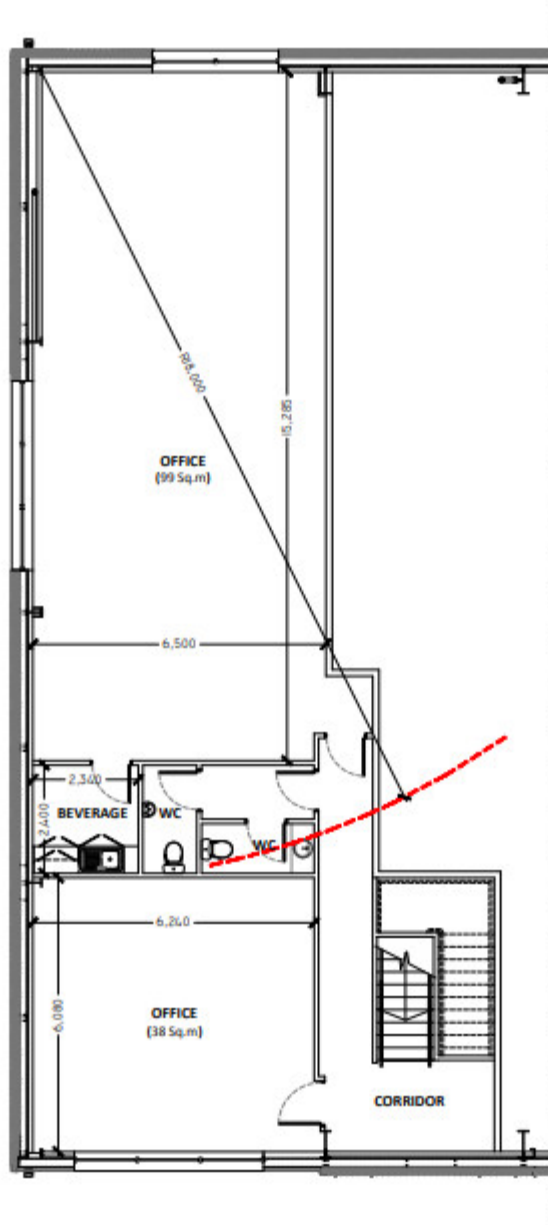


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**UNITS 14 - 16**  
**PROPOSED FIRST FLOOR LAYOUT**  
SCALE 1:100



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**Energy Performance Certificate**  HM Government  
Non-Domestic Building

Units 14-16  
Ash Way  
Thorp Arch Estate  
WETHERBY  
LS23 7FA

**Certificate Reference Number:**  
0230-8973-0333-3050-8034

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

← 35 This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

**Technical Information**

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	1318
Building complexity (NOS level):	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	26.03
Primary energy use (kWh/m <sup>2</sup> per year):	151.9

**Benchmarks**

Buildings similar to this one could have ratings as follows:

- 21** If newly built
- 60** If typical of the existing stock



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