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TO LET



Awaiting Photo

Unit 157, Avenue B, Thorp Arch Estate, Wetherby, LS23 7BJ

AVAILABLE FROM EARLY MARCH 2020.
Refurbished unit with roller shutter door, office and welfare facilities.

1229 ft² (114 m²)

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Ref 157

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 Retail Park, health spa, MOT station, gym and children's soft play
- Over 170 existing businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minute drive time



Description

- Refurbished insulated industrial building
- Fibre superfast broadband
- Office with plastered walls, dado trunking and suspended tiled ceiling
- WC with disability pack
- Beverage facility
- Ample off road parking
- LED lighting to both warehouse and office

Terms

Rent:	£9,250
Service Charge:	£693.75
Insurance:	£150
Business Rates:	Estimated at £8,500 RV. Actual RV will be determined following completion of refurbishment
Deposit:	£3,000
Lease:	5 year fixed term lease or 5 year flexible lease

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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