

TO LET



Unit 190, Street 6, Thorp Arch Estate, Wetherby LS23 7FP

Industrial unit with potential yard

3695 ft² (343 m²)

www.thorparchestate.co.uk

**Unit 190, Street 6, Thorp Arch Estate, Wetherby
LS23 7FP**

Ref 190

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
- On site management and security
- Over 160 existing businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minute drive time



Description

- Detached brick industrial unit with pitched felt covered timber roof
- Sliding timber loading door
- Offices
- 2 separate W.C's + beverage facility
- Off road parking

Terms

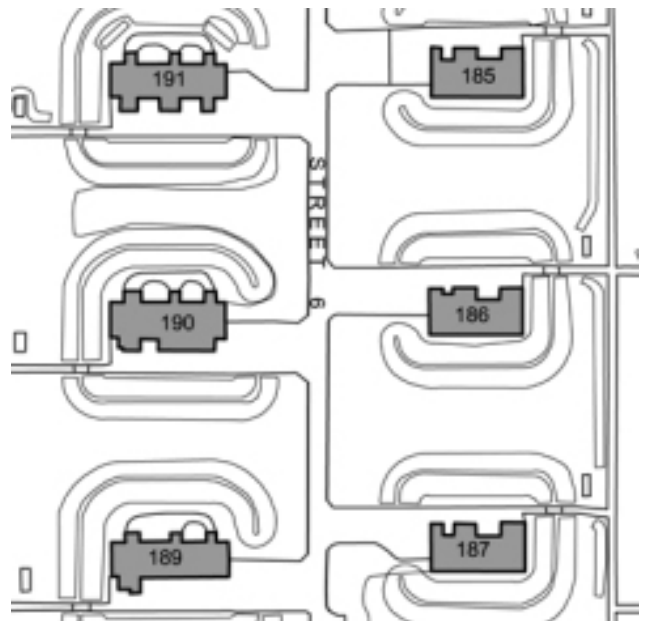
Rent:	£15,800 pa
Service Charge:	£1,185 pa (fixed at 7.5% of rent)
Insurance:	£400 pa approximately
Business Rates:	£15,500 RV (UBR 2019/20 is 49.1p in £)
Deposit:	£4,000
Lease:	3 year flexible lease

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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