

TO LET



Unit M21, Street 7, Thorp Arch Estate, Wetherby, LS23 7FL

Secure warehouse with concrete roof previously used for storage of fireworks (under license).

1192 ft² (111 m²)

www.thorparchestate.co.uk

Unit M21, Street 7, Thorp Arch Estate, Wetherby, LS23 7FL

Ref 21

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 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



Description

- Constructed of brick with flat concrete roof
- Previously used for storage of fireworks under license from HM Inspector of Health + Safety (Explosives)
- Alarmed and lightning conductors fitted
- Covered loading dock with secure access door to warehouse

Terms

Rent:	£7,500 pa
Service Charge:	£562.50 pa (fixed at 7.5% of rent)
Insurance:	£250 pa approximately
Business Rates:	£6,800 RV rising to £8,100 RV from 1 April 2023 (UBR 2022/23 is 49.9p in £)
Deposit:	£2,000
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.



Chris Hilton / Tim Munns - 01937 845919
chris.hilton@wharfedalepm.co.uk
tim.munns@wharfedalepm.co.uk



Tom Asher / Matt Ewin - 0113 2440100
tom.asher@savills.com
matthew.ewin@savills.com



Harry Fullerton / Richard Harris - 0113 2446440
Harry.Fullerton@eu.jll.com
rich.harris@eu.jll.com