



Detached Warehouse / Industrial Premises 14,977 Sq Ft (1,391.36 Sq M)

- Eaves height of 7.25 metres
- Loading via 2 electric roller shutter doors
- Large self-contained concrete yard with separate car parking
- High quality ancillary offices



Location

Thorp Arch Estate is strategically situated approximately equidistant between Leeds, Harrogate and Wetherby and is within 3 miles of both Junctions 45 and 46 of the M1 Motorway.

The building itself is accessed off Ash Way.

Description

The premises provide a modern detached warehouse / industrial premises with the benefit of the following specification;

- Eaves height of 7.25 metres
- Loading via 2 electric roller shutter doors
- Large self-contained concrete yard with separate car parking
- High quality ancillary offices

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	1,300.62	14,000
Office	90.67	977
Total	1,391.41	14,977



EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

According to the Valuation Office Agency website the property has a Rateable Value of £80,500. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Terms

The property is available by way of an assignment of the existing lease dated 10th December 2018 for a term of 15 years at a passing rent of £112,500. The lease has the benefit of a Tenant only break option in December 2028.

Viewings

For further information or to arrange a viewing please contact;

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