

To Let

BRAND NEW WAREHOUSE/ BUSINESS UNITS

Units 21 – 30, Ash Way
4,031 – 13,056 sq ft
374 – 1,213 sq m



THORP ARCH
ESTATE

Wetherby A1(M) J45

www.thorparchestate.co.uk

AVAILABLE NOW



SAT NAV LS23 7FA



Overview



9 New
High Specification
Industrial/Business Units



Available
Now



J45 A1(M) - 4.2 Miles
J46 A1(M) - 5.7 Miles



Centrally Located Within the
'Golden Triangle' Between
Leeds, Harrogate and York



On-Site Management,
Night Time Security
Patrols and CCTV



Full Fibre to the
Premises (FTTP) With
True On-Site Resilience



Photovoltaic Panels
(Solar Panels)





Accommodation

The development provides units of the following approximate gross internal sizes:

UNIT	SQ FT	SQ M
21 (LET)	31,527	2,929
23 (LET)	15,074	1,400
24	13,056	1,213
25 (LET)	10,374	964
26 (LET)	4,055	377
27	4,061	377
28	4,031	374
29 (LET)	7,030	653
30	6,081	565

Specification

- ✓ Carbon Net Zero for Operational Energy for Typical Warehouse Occupier
- ✓ Photovoltaic Panels (Solar Panels) Providing Free Electricity
- ✓ Super-Fast Fibre Broadband
- ✓ Ample Allocated Parking and Generous Loading Yard
- ✓ BREEAM Rating 'Very Good'
- ✓ EPC A+ for Energy Performance
- ✓ 7 Metre Eaves
- ✓ Floor Loading of 40kn/M2
- ✓ Air-Conditioned Office with Beverage and Toilet Facilities
- ✓ Insulated Elevation Cladding and Roofs with Sky Lights
- ✓ PIR Controlled Lighting to Both Warehouse and Offices
- ✓ Electrically Operated Sectional Loading Doors
- ✓ Electric Vehicle Charging Ducting and Cabling Installed to Car Park

4,031 – 13,056 sq ft





Location

The Thorp Arch Estate benefits from easy access to the A1(M) motorway at Wetherby and is approximately equidistant between Leeds, Harrogate and York, making it the ideal business location.

DESTINATION	MILES	TIME
Wetherby	2.5	5 mins
York	12.8	30 mins
Harrogate	13.2	30 mins
Leeds	15.8	35 mins
Sheffield	52	1 hr 10 mins
Newcastle	85	1 hr 30 mins

EPC

A+ for Energy Performance.

VAT

VAT is 20%.

RATES

New rating assessments will be created following completion of the development.

TERMS

The units are available on a new Full Repairing and Insuring lease for a number of years to be agreed.



JOSH HOLMES
joshholmes@cartertowler.co.uk

MAX VAUSE
maxvause@cartertowler.co.uk



RICH HARRIS
rich.harris@jll.com

HARRY FULLERTON
harry.fullerton@jll.com

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013
Carter Towler and JLL on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler and JLL has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is December 2023.