



## Unit 717

Thorp Arch Estate, Wetherby, LS23 7FS

### Workshop with secure yard

**11,494 sq ft**  
(1,067.83 sq m)

- Refurbished partially clad brick industrial unit
- Well established business park in parkland setting
- Close proximity to A1(M) Motorway



# Unit 717, Thorp Arch Estate, Wetherby, LS23 7FS

## Summary

<b>Available Size</b>	11,494 sq ft
<b>Rent</b>	£67,250 per annum
<b>Rates Payable</b>	£24,825.25 per annum
<b>Rateable Value</b>	£49,750
<b>VAT</b>	All prices quoted are exclusive of VAT.
<b>Legal Fees</b>	Each party to be responsible for their own legal fees incurred in this transaction.
<b>EPC Rating</b>	D (92)

## Description

- Refurbished partially clad brick industrial unit with skylights
- Rear chain walk
- Six roller shutter doors
- WC's
- Yard

## Location

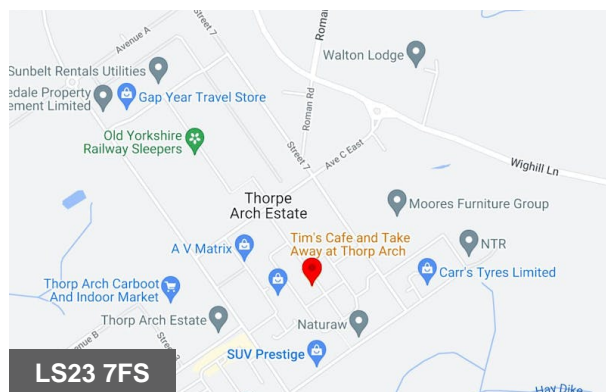
- Well established business park in parkland setting
- Close proximity to A1(M) Motorway
- A1(M) provides direct connections to the national motorway network
- Equidistant between Leeds, Harrogate and York
- On site health spa, MOT station, gym, children's soft play
- On site management and security
- Over 180 existing businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minute drive time

## Viewings

Viewings are strictly by appointment only. Please contact the letting agents for further information.

## Terms

The property is available on a leasehold basis. Further details on rent are available upon application.



## Viewing & Further Information



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