

## To Let - Ash Way



### Ash Way IV Development, Thorp Arch Estate, Wetherby, LS23 7FA

Brand New Warehouse / Business Units

4,031 sq ft to 31,527 sq ft



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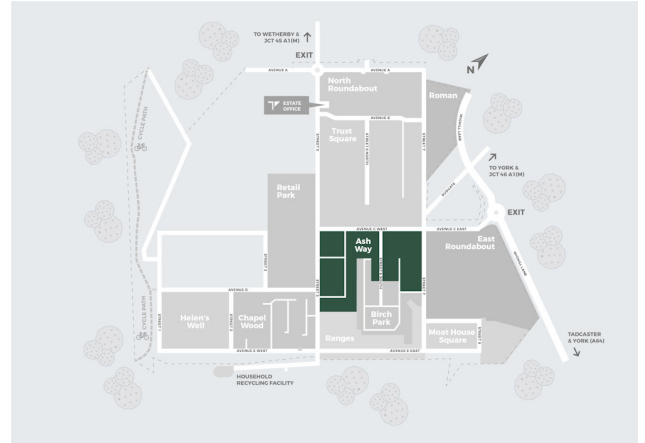


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## Ash Way IV Development, Thorp Arch Estate, Wetherby, LS23 7FA

### Description

- Net Zero Carbon for operational energy for typical warehouse occupier
- Photovoltaic Panels (solar panels providing free electricity)
- Superfast fibre broadband
- Ample allocated parking and generous loading yard
- BREEAM "very good"
- EPC - Target A rating for energy performance
- 7 metre eaves, except Unit 21 which is 10m eaves
- Floor loading of 40kn/M2
- Air conditioned offices with beverage and toilet facilities
- Insulated elevation cladding and roofs with sky lights
- LED lighting to both warehouse and offices
- Electrically operated sectional loading doors.



### Location

- Well established business park in parkland setting
- Close proximity to A1(M) motorway providing 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 fibre broadband available
- Population of 500,000 within 30 minute drive time



### Terms

Rent:	TBA
Business Rates:	New rating assessments will be created following completion of the development
Lease:	Units available on a new Full Repairing and insuring lease for a number of years to be agreed.

### 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.

### Disclaimer

The Agents for the Lessor of these properties give notice that: These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of any contract. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenant should not rely on them as statements or representation of facts, but must satisfy themselves as to the correctness of each of them. The Agents for the Lessor have no authority to make representation or warranty whatsoever in relation to the property.







## **Ash Way IV, Thorp Arch Estate**

### **Solar Photovoltaic Panels**

The following solar PV has been fitted to the roof of each unit:

Unit 21 – 79,770 kWh/Annum – 94.38 kWp  
Unit 23 – 31,720 kWh/Annum – 37.44 kWp  
Unit 24 – 27,630 kWh/Annum – 32.90 kWp  
Unit 25 – 28,110 kWh/Annum – 33.34 kWp  
Unit 26 – 10,460 kWh/Annum – 12.64 kWp  
Unit 27 – 10,460 kWh/Annum – 12.64 kWp  
Unit 28 – 10,460 kWh/Annum – 12.64 kWp  
Unit 29 – 27,859 kWh/Annum – 37.40 kWp  
Unit 30 – 25,091 kWh/Annum – 33.30 kWp

When the solar PV panels are operating they will convert the sun's radiance into electrical energy, which is measured in kilowatt-hours (KwH).

The performance of solar PV systems is impossible to predict with certainty due to the variability in the amount of solar radiation (sunlight) from location to location and from year to year. The estimate is based upon the Government's standard assessment procedure for energy rating of buildings (SAP) and is given as guidance only. It should not be considered as a guarantee of performance.

### **Carbon Net Zero**

The premises have been designed to be operationally carbon net zero with the electricity generated by the solar PV being equal to the electricity consumed by a typical occupier.

### **Electric Vehicle Charging Point**

The premises will have an underground 100mm duct from the electrical distribution board to an EV Block B500+ located in the grass adjacent the car park. An electrical cable has been pulled through the duct and an electric charging post mounted on the EV Block to enable the tenant to fit an electric charger of its choice within the EV Block.

### **EPC**

The premises have achieved an "A+" rated Energy Performance Certificate being carbon net zero.

### **BREEAM**

The premises have achieved a "Very Good" BREEAM rating.

### **Heating**

Offices are conditioned via ceiling mounted Samsung heating and cooling cassettes. The welfare facilities are heated by electric radiators with timers and thermostats designed to achieve a temperature of 22c during the Winter. No heating will be installed in the warehouse.

### **Lighting**

LED Lighting has been installed throughout the premises operated by PIR (passive infra-red) sensors.

### **Plumbing**

An audible leak detection system has been installed activated when the flow of water passes through the meter at a flow rate above the pre-set minimum for a pre-set period of time.

### **Fibre**

The premises have underground fibre cable installed by York Data Services. A separate menu of fibre options is available.