

To Let - Birch Park



Unit 435, Birch Park, Thorp Arch Estate, Wetherby, LS23 7FG

Workshop and office

848 ft² (78 m²)



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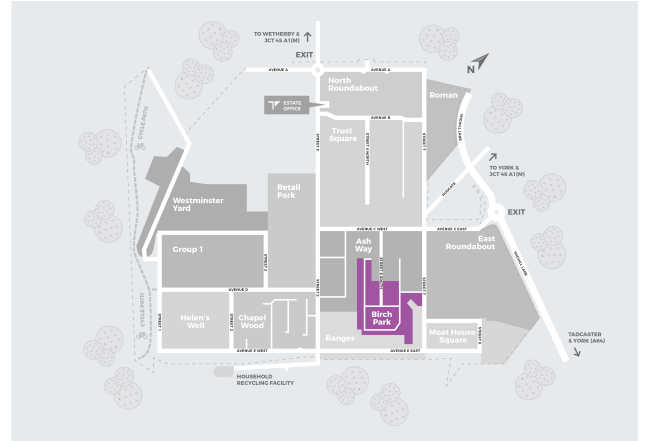
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Description

- Detached brick build warehouse with felt covered flat roof
- Roller shutter door
- Small office
- WC
- 3 phase power supply
- Off road parking and loading

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
- Over 180 existing businesses employing approximately 2,000 people
- Population of 500,000 within 30 minute drive time



Energy Performance Certificate

Non-Domestic Building



Unit 435
Birch Park, Street 7
Thorp Arch Estate
WETHERBY
LS23 7FG

Certificate Reference Number:
9188-3047-0633-0900-8901

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

114

This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	78
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	80.06
Primary energy use (kWh/m ² per year):	473.56

Benchmarks

Buildings similar to this one could have ratings as follows:

53

If newly built

156

If typical of the existing stock