

To Let - North Roundabout



Unit 123, North Roundabout, Avenue B, Thorp Arch Estate, Wetherby, LS23 7BJ

Refurbished detached unit with two roller shutter doors, office welfare, facilities and secure yard

1880 ft² (175 m²)



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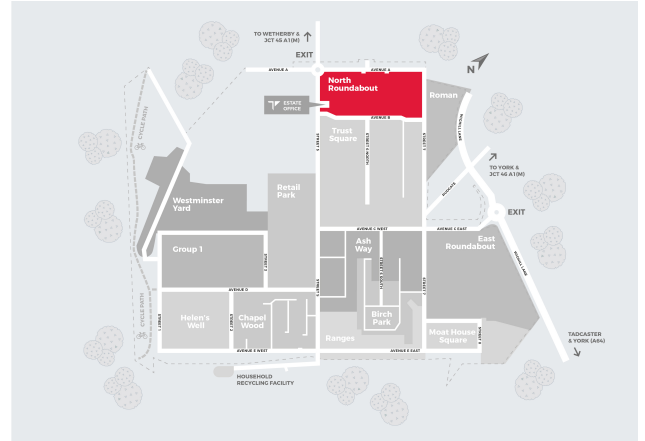


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Description

- Refurbished insulated detached industrial building
- Secure yard
- Two roller doors
- Fibre superfast broadband
- Office with plastered walls, dado trunking and suspended tiled ceiling
- WC with disability pack
- Beverage facility
- Ample off road parking
- LED lighting to both warehouse and office



Location

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



Terms

Rent:	£23,000
Service Charge:	7.5% of the annual rent
Insurance:	c £500
Business Rates:	£11,750 RV (UBR 2024/25 is 49.9p in £)
Deposit:	£7,500
Lease:	3 year fixed term lease

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.

Energy performance certificate (EPC)

Unit 123
Avenue B
Thorpe Arch Estate
WETHERBY
LS23 7BJ

Energy rating
B

Valid until: **26 February 2033**

Certificate number: **9478-8481-8506-6952-2770**

Property type

General Industrial and Special Industrial Groups

Total floor area

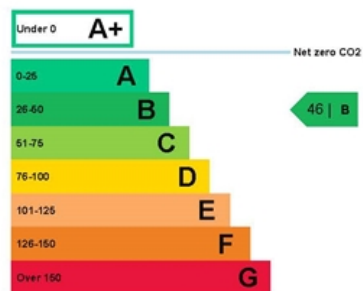
171 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 | A

If typical of the existing stock

101 | E