

To Let - Birch Park



Unit 431, Birch Park, Thorp Arch Estate, Wetherby, LS23 7FG

Refurbished industrial unit with office, welfare facilities and roller shutter door.

1954 ft² (182 m²)



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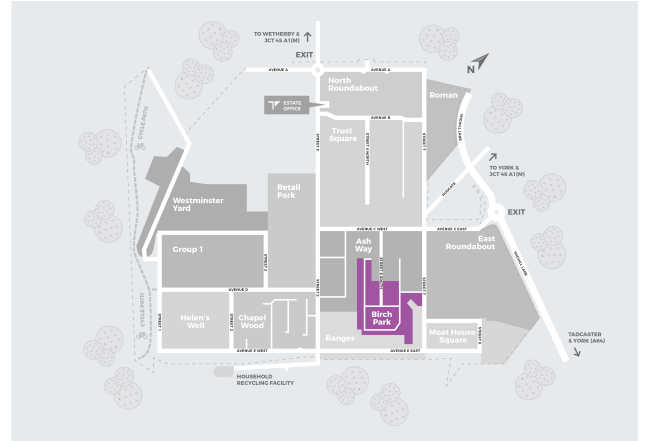
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Description

- Insulated profile metal roof
- Roller shutter door
- Office
- WC and beverage facilities
- Off road parking

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
- On site management and security
- Over 190 businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minute drive time



Terms

Rent:	£15,650
Service Charge:	Fixed at 7.5% of the annual rent
Insurance:	£500 pa approximately
Business Rates:	£11,500 (UBR 2024/25 is 49.9p in £)
Deposit:	£5,000
Lease:	Fixed term lease or flexible 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.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Unit 431 Birch Park Street 7 Thorp Arch Estate WETHERBY LS23 7FG	Energy rating C	Valid until:	10 September 2034
		Certificate number:	5963-9215-3847-3566-7198

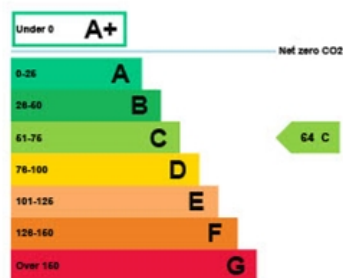
Property type	Storage or Distribution
Total floor area	185 square metres

Rules on letting this property

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

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	29 B
If typical of the existing stock	117 E

<https://find-energy-certificate.service.gov.uk/energy-certificate/5963-9215-3847-3566-7198?print=true>

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