

## To Let - Birch Park



### Unit 416B, Birch Park, Thorp Arch Estate , Wetherby, LS23 7FG

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

906 sq ft (84 sq m)



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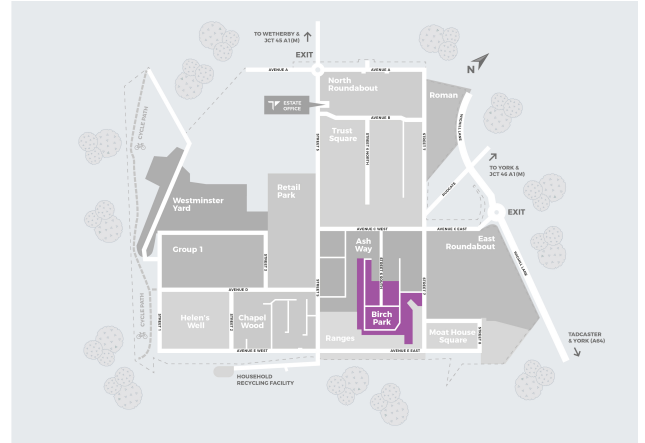
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### Description

- Office with plastered walls, dad trunking and suspended tiled ceiling
- WC + beverage facility
- Roller shutter door
- Skip stand and off road parking
- Insulated profile metal roof

### Location

- Well established park in parkland setting
- Close proximity o 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 existing businesses employing approximately 2,000 people
- Population of 500,000 within 30 minute rive time
- Super fast broadband available



### Terms

Rent:	£9,500 pa
Service Charge:	£712.50 pa (fixed at 7.5% of the rent)
Insurance:	£250 pa approximately
Business Rates:	£6,000 RV (UBR 2024/25 is 49.9p in £)
Deposit:	£3,500
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

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