

To Let - Moat House Square



Unit 17 Moat House Square, Thorp Arch Estate, Wetherby, LS23 7FB

Modern industrial unit with roller shutter door

1761 ft² (163 m²)



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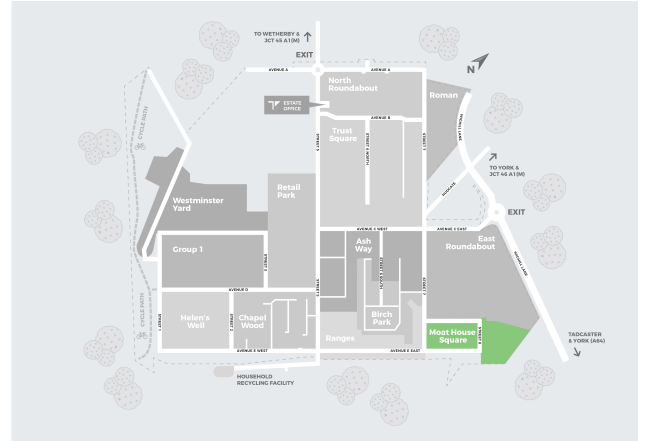
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Description

- Modern development of 21 industrial/warehouse units
- 3m wide up and over loading doors
- Good eaves height enabling construction of mezzanine floor if required
- Power, lighting and BT cable fitted
- WC fitted with disability pack

Location

- Well established business park in parkland setting
- Close proximity to A1(M) motorway
- Equidistant between Leeds, Harrogate and York
- On site cafe, 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
- Population of 500,000 within 30 minute drive time



Terms

Rent:	£17,650 pa
Service Charge:	£1,765 pa (reconcilable annually, capped at 10% of the rent)
Insurance:	£425 approximately
Business Rates:	£13,250RV (UBR 2025/26 is 49.9p in £)
Deposit:	£5,000
Lease:	3 year 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.