

TO LET

DESIGN & BUILD OPPORTUNITIES

Westminster Yard

SAT NAV: LS23 7AX

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THORP ARCH
ESTATE

Wetherby A1(M) J45



**Industrial/warehouse
units of 150,000 - 350,000 sq ft**
(13,935 - 32,516 sq m) subject to planning



150,000 - 350,000 sq ft



Centrally Located Within the
'Golden Triangle' Between
Leeds, Harrogate and York

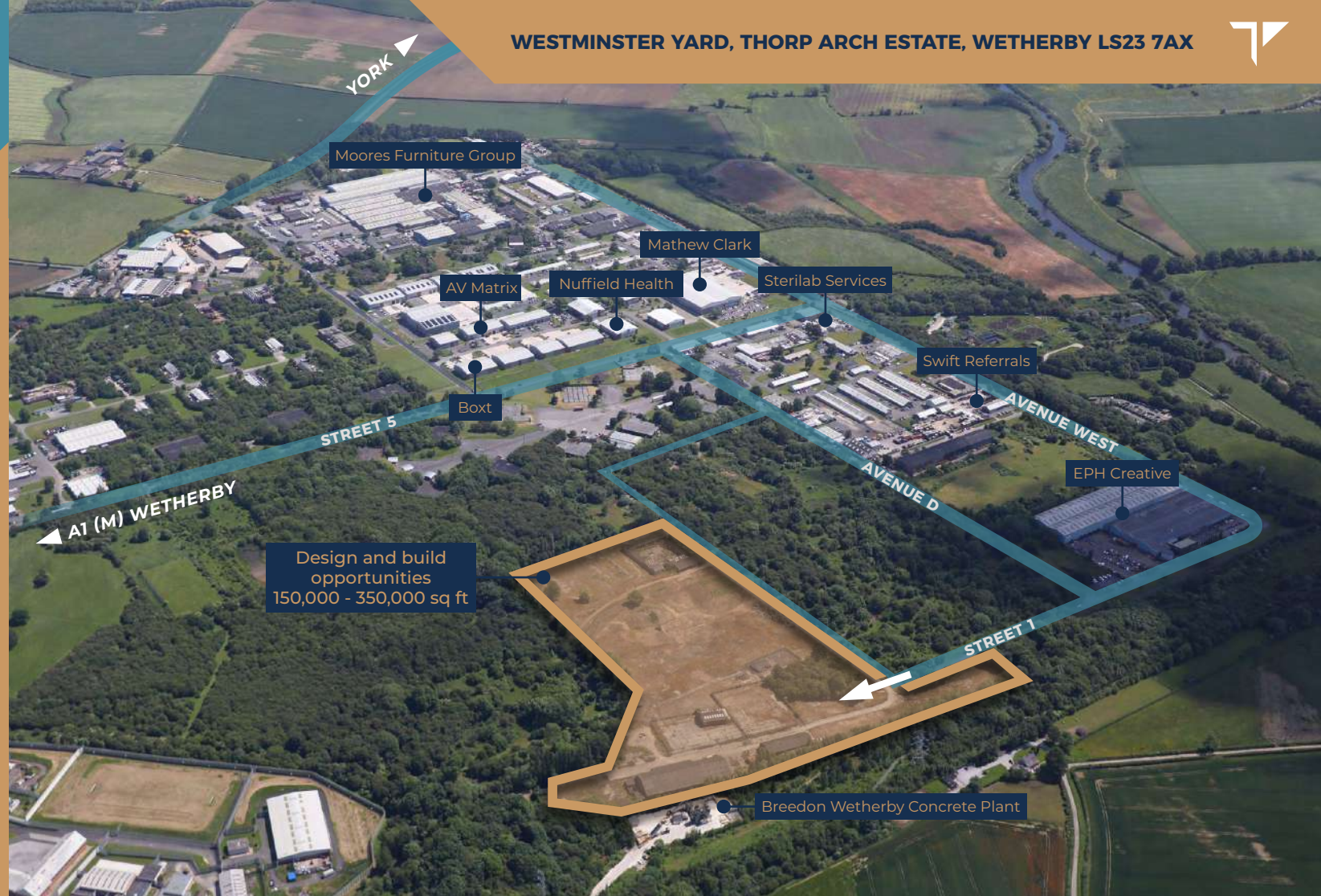


J45 A1(M) - 4.2 Miles
J46 A1(M) - 5.7 Miles

www.thorparchestate.co.uk

Overview

Thorp Arch Estate is home to over 180 businesses and is located within the centre of the Golden Triangle of York, Harrogate and Leeds. The Estate benefits from easy access to the A1(M) motorway and is a 5 minute drive from Wetherby town centre.



WESTMINSTER YARD, THORP ARCH ESTATE, WETHERBY LS23 7AX



J45 A1(M) - 4.2 Miles
J46 A1(M) - 5.7 Miles



Established Location
for Distribution and
Industrial Occupiers



Centrally Located
Within the
'Golden Triangle'
Between Leeds,
Harrogate and York



Significant ESG &
Sustainability
Initiatives Including
Photovoltaic Panels



Full Fibre to the
Premises (FTTP)
With True
On-Site Resilience



On-Site Management,
Night Time Security
Patrols and CCTV



Indicative Specification

The following are indicative of a specification to be agreed with the occupier prior to submitting a Planning Application:

- ✓ Carbon Net Zero for Operational Energy for Typical Warehouse Occupier
- ✓ Photovoltaic Panels (Solar Panels) Providing Free Electricity
- ✓ Super-Fast Fibre Broadband
- ✓ Generous Parking and Minimum 50m Yard Depth
- ✓ BREEAM – Target Rating 'Excellent'
- ✓ EPC – Target 'A' Rating for Energy Performance
- ✓ Up to 20m Eaves



PLANNING

A detailed Planning Application will be submitted following agreement of the scheme and building design and layout.



Site Access

STREET 1

UP TO
350,000 sq ft

32,516 sq m

Location

The Thorp Arch Estate benefits from easy access to the A1(M) motorway at Wetherby and is approximately equidistant between Leeds, Harrogate and York, making it the ideal business location.



4.2 miles from
Junction 45 of
the A1(M)



Population of **500,000**
within a **30 minute**
drive time



2.5 miles from
Wetherby
town centre

DESTINATION	MILES	TIME
Wetherby	2.5	5 mins
York	12.8	30 mins
Harrogate	13.2	30 mins
Leeds	15.8	35 mins
Sheffield	52	1 hr 10 mins
Newcastle	85	1 hr 30 mins

All times are approximate

Further Information

SPECIFICATION

To be agreed.

VAT

VAT will be chargeable
at the prevailing rate.

TERMS

The unit will be available
on a new full repairing and
insuring lease for a number
of years to be agreed.

SERVICE CHARGE

Occupiers will contribute
towards the estate
service charge.

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