

TO LET

# BRAND NEW WAREHOUSE / BUSINESS UNITS

50,967 and 65,574 sq ft (4,735 and 6,092 sq m)

Combined maximum 147,970 sq ft (13,747 sq m)

**THORP ARCH**  
ESTATE

Wetherby A1(M) J45

SAT NAV: LS23 7FS



BROTH.DEFENDS.FOOLS



CGI OF PROPOSED SCHEME

[www.thorparchestate.co.uk](http://www.thorparchestate.co.uk)

- ▶ **PLANNING APPLICATION TO BE SUBMITTED FOR E, B2 & B8 USES**
- ▶ **UNITS TO LET OF UP TO 147,970 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



# Overview



AVENUE E WEST

STREET 2

CGI OF PROPOSED SCHEME

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.

A planning application is to be submitted for E, B2 and B8 uses with the opportunity to construct units ranging from 50,967 sq ft to 147,970 sq ft.



Established Multi-Let  
Industrial/Business Park



Units Available from  
50,967 sq ft up to  
147,970 sq ft



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



Photovoltaic Panels  
(Solar Panels)



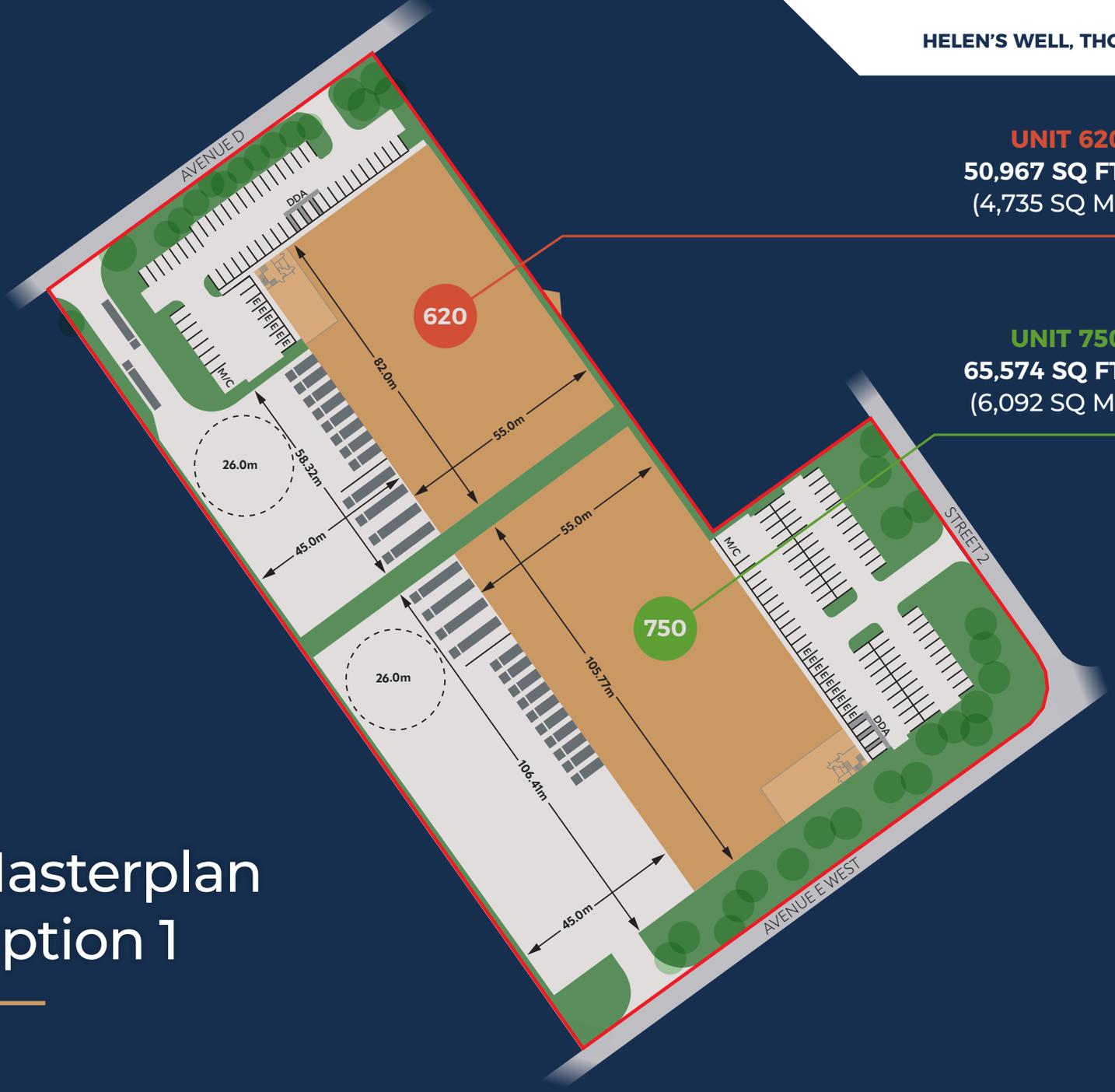
Planning Application  
to be Submitted  
for E, B2 & B8 Uses



On-Site Management,  
Night Time Security  
Patrols and CCTV



Full fibre to the  
Premises (FTTP) with  
True On-Site Resilience



**UNIT 620**  
**50,967 SQ FT**  
 (4,735 SQ M)

**UNIT 750**  
**65,574 SQ FT**  
 (6,092 SQ M)

# Masterplan Option 1

**65,574 & 50,967 sq ft**

ON A BUILD TO SUIT BASIS (Subject to planning)

## Indicative Specification

- ✓ Carbon Net Zero for Operational Energy for Typical Warehouse Occupier
- ✓ Photovoltaic Panels (Solar Panels) Providing Free Electricity
- ✓ LED Lighting with PIR Activation Sensors
- ✓ Super-Fast Fibre Broadband
- ✓ Ample Allocated Parking and Generous Loading Yard
- ✓ Floor Loading of 40 kn/M<sup>2</sup>
- ✓ 12 Metre Eaves
- ✓ Electric Vehicle Charging Ducting and Cabling Installed to Car Park
- ✓ BREEM Target Rating 'Excellent'
- ✓ EPC 'A+' for Energy Performance
- ✓ Air-Conditioned Office with Beverage and Toilet Facilities



**UNIT 620**  
**147,970 SQ FT**  
**(13,747 SQ M)**

# Masterplan Option 2

**147,970 sq ft**

**ON A BUILD TO SUIT BASIS** (Subject to planning)



## Indicative Specification

- ✓ Carbon Net Zero for Operational Energy for Typical Warehouse Occupier
- ✓ Photovoltaic Panels (Solar Panels) Providing Free Electricity
- ✓ LED Lighting with PIR Activation Sensors
- ✓ Super-Fast Fibre Broadband
- ✓ Ample Allocated Parking and Generous Loading Yard
- ✓ Floor Loading of 40 kn/M<sup>2</sup>
- ✓ 12 Metre Eaves
- ✓ Electric Vehicle Charging Ducting and Cabling Installed to Car Park
- ✓ BREEM Target Rating 'Excellent'
- ✓ EPC 'A+' for Energy Performance
- ✓ Air-Conditioned Office with Beverage and Toilet Facilities

# 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)



Strategically located to benefit from access to the motorway network



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 |

## PLANNING

Planning to be submitted for E (light industrial), B2 (industrial process) & B8 (storage and distribution).

## TERMS

The units will be let on a Full Repairing and Insuring Lease for a term of years to be agreed.

## VAT

VAT will be chargeable on the units at the prevailing rate. Further information is available on request.

HELEN'S WELL, THORP ARCH ESTATE, WETHERBY LS23 7FS



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