

TO LET



Units 166/167, Avenue B, Thorp Arch Estate, Wetherby, LS23 7BJ

Lock up store

913 ft² (85 m²)

www.thorparchestate.co.uk

**Units 166/167, Avenue B, Thorp Arch Estate,
Wetherby, LS23 7BJ**
Ref 166

Location

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

Description

- End of terrace brick store with profile metal roof
- Gravel hard-standing for parking and loading
- No water supply or WC



Terms

Rent:	£7,000 pa
Service Charge:	£525 (fixed at 7.5% of the annual rent)
Insurance:	£200 pa approximately
Business Rates:	£5,000 RV (UBR 2023/24 49.9p in £)
Deposit:	£1,500
Lease:	3 year 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.



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