

TO LET

HIGH BAY WAREHOUSE WITH ANCILLARY OFFICES



HOLDER & CO
Property Consultants



UNIT 760

THORP ARCH TRADING ESTATE, WETHERBY LS23 7FW

- 31,442 sq ft (2,920.26 sq m)
- 11m eaves height
- Dock Level Loading
- Fully racked





LOCATION

The property is located on the Thorp Arch Trading Estate, Wetherby, which is less than 2.5 miles from the A1(M) Motorway. Thorp Arch Trading Estate is home to over 140 businesses including DFS, Moores Furniture Group, Matthew Clark.

DESCRIPTION

The premises comprise a two-bay steel portal framed warehouse with an 11m eaves height and two storey offices. Externally a shared yard and parking provision provides access to dock level loading.

The unit is currently racked and this is available via separate negotiation.

TERMS

The property is available via a new lease at a rental of £212,000 per annum exclusive.

BUSINESS RATES

Business rates can be confirmed at the point of enquiry.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq M	Sq ft
Warehouse with ancillary offices	2,920.26	31,442
Total	2,920.26	31,442

OTHER COSTS

Business rates and utilities will be payable by the tenant. Further information is available upon request.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

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