



marrtree

THORP ARCH ESTATE

RUDGATE
SAT NAV: LS23 7AU



To Let

NEW BUILD TRADE COUNTER / BUSINESS UNITS

from 2,207 sq ft (205 sq m) – 18,858 sq ft (1,752 sq m)

DESCRIPTION

Marrtree Business Park is located less than 2.5 miles from the A1 (M) Motorway which is easily accessed at either J45 or J46. The affluent towns of Tadcaster, Wetherby and Harrogate are close by with Leeds and York within commutable distance.

The Thorp Arch Estate is neighbouring which is home to over 140 businesses including DFS, Moores Furniture Group, Matthew Clark and Beer Hawk.



SPECIFICATION

Two blocks will be constructed benefiting from the below specification:

- Office / Reception / W.C Facilities within each unit
 - Eaves height of 5.5m+
 - Translucent roof lights (10%)
 - Floor loading from 35Kn / sq m
- Electrically operated overhead sectional doors
 - Good sized yards
 - Ample car parking provision
- Three-phase power supply into each unit
- Fully secure site with electrically operated gate

ACCOMMODATION

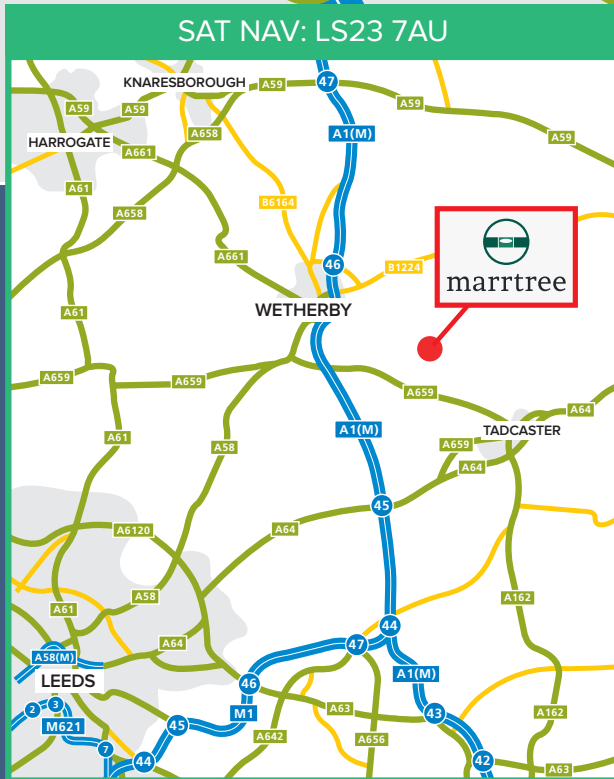
The development will provide the following units which are available individually or in combinations. The following are approximate Gross Internal Areas-

Block 1	sq ft	sq m
Unit A	2,217	206
Unit B	2,207	205
Unit C	2,217	206
Total	6,641	617

Block 2	sq ft	sq m
Unit D	2,562	238
Unit E	4,359	405
Unit F	3,143	292
Unit G	2,153	200
Total	12,217	1,135

from 2,207 sq ft (205 sq m)
– 18,858 sq ft (1,752 sq m)





Drive Times	Distance (miles)	Time (minutes)
Wetherby	3.3	7
Tadcaster	4.2	10
Harrogate	13.2	29
Knaresborough	13.3	21
Leeds	18.9	33

TERMS

The units are available individually or in combinations upon new full repairing and insuring leases for a term of years to be agreed. Rental upon application.

EPC

Available upon request once construction has completed.

For further information or to arrange a viewing please contact the joint agents – Holder & Co or FSS.

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FSS
FEATHER SMAILES SCALES

Another development by:



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