

TO LET

HIGH BAY WAREHOUSE WITH ANCILLARY OFFICES



UNIT 760 THORP ARCH TRADING ESTATE, THORP ARCH, WETHERBY, LS23 7FW

- 34,000 sq ft (3,158.70 sq m)
- 11m eaves
- Dock level loading

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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 and Beer Hawk.

DESCRIPTION

The premises comprise a two-bay steel portal framed warehouse with an 11m eaves height. The premises are part of a larger site but benefit from separate yard and parking.

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

TERMS

The premises are available on a new full repairing lease at a rental of £153,000 per annum exclusive.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Net Internal Area:

Description	Sq m	Sq ft
Warehouse with ancillary offices	3,158.70	34,000
TOTAL	3,158.70	34,000

LEGAL COSTS

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

OTHER COSTS

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

CONTACT

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Subject to Contract