

To Let - Chapel Wood



**Unit 651H, Chapel Wood, Street 5, Thorp Arch Estate,
Wetherby, LS23 7FZ**

Refurbished office with air conditioning, welfare facilities and parking

932 ft² (87 m²)



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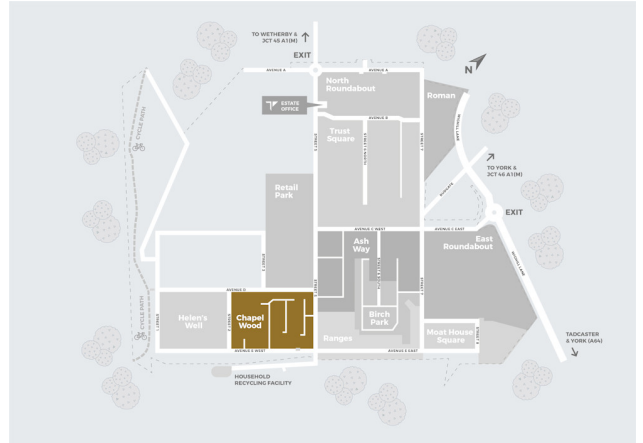
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Description

- Refurbished office
- Plastered walls, dado trunking and suspended tiled ceiling with inset lighting
- Comfort Cooling via ceiling cassette
- Power and CAT5e cabling to movable floor boxes
- Ladies and gents WC's. Kitchen facility
- Fibre connection

Location

- Well established business park in parkland setting
- Close proximity to A1(M) motorway
- A1(M) provides direct connections to the national motorway network
- Equidistant between Leeds, Harrogate and York
- On site café, health spa, MOT station, gym and children's soft play
- Onsite management and security
- Over 180 existing businesses employing approximately 2,000 people
- Population of 500,000 within 30 minute drive time



Terms

Rent:	£13,000 pa
Service Charge:	Advance payment of £975 pa (reconcilable annually capped at 7.5% of rent)
Insurance:	£300 approximately
Business Rates:	Business Rates TBC (UBR 2024/25 if 49.9p in the £)
Deposit:	£4,000
Lease:	Fixed term lease, or 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.

Disclaimer

The Agents for the Lessor of these properties give notice that: These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of any contract. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenant should not rely on them as statements or representation of facts, but must satisfy themselves as to the correctness of each of them. The Agents for the Lessor have no authority to make representation or warranty whatsoever in relation to the property.

Energy Performance Certificate
 Non-Domestic Building

 Unit 651
 Street 5
 Thorp Arch Estate
 WETHERBY
 LS23 7FZ

Certificate Reference Number:
 9020-1958-0371-3540-1024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

 Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

55 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	731
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	92.23
Primary energy use (kWh/m ² per year):	545.56

Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built

120 If typical of the existing stock