

TO LET

8 NEW WAREHOUSE/INDUSTRIAL BUSINESS UNITS

3,000 – 12,000 SQ FT



Thorp Arch
ESTATE

ASH WAY | PHASE 2



www.thorparchestate.co.uk

Ash Way, Thorp Arch Estate, Wetherby LS23 7FA

LOCATION

The Thorp Arch Estate is located less than 2.5 miles from the A1(M) motorway at Wetherby and is approximately equidistant between Leeds, Harrogate and York making it the ideal business location.

SPECIFICATION

- 7 metre eaves
- Floor loading of 40kn/m²
- Offices with kitchenette and toilet facilities
- Insulated cladding and roofs
- LED lighting to both warehouse & offices
- Sectional electronically operated loading doors
- Ample allocated parking spaces
- All mains services



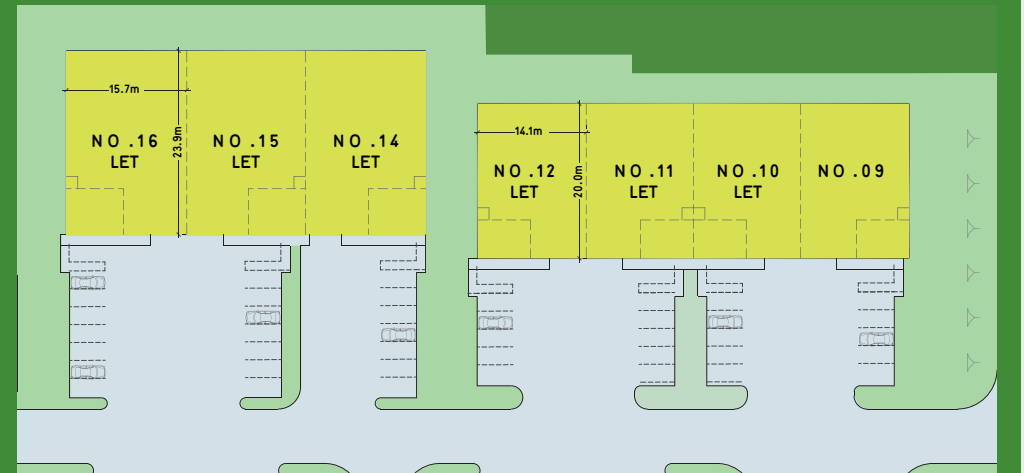
AMENITIES

- Security - night time patrols and CCTV
- On site management
- Meeting room - can be booked at the Estate Office at no cost to occupiers on the Estate
- Café and retail park
- Superfast broadband

ACCOMMODATION

The development will provide units of the following approximate gross internal sizes:

UNIT	SQ FT
9	3,041
10	LET
11	LET
12	LET
14	LET
15	LET
16	LET
20	LET



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