

# DESIGN & BUILD OPPORTUNITIES TO LET

2 DEVELOPMENT PLOTS FOR UNITS FROM 20,000 - 250,000 SQ FT



Matthew Clark, Unit 512 Thorp Arch Estate



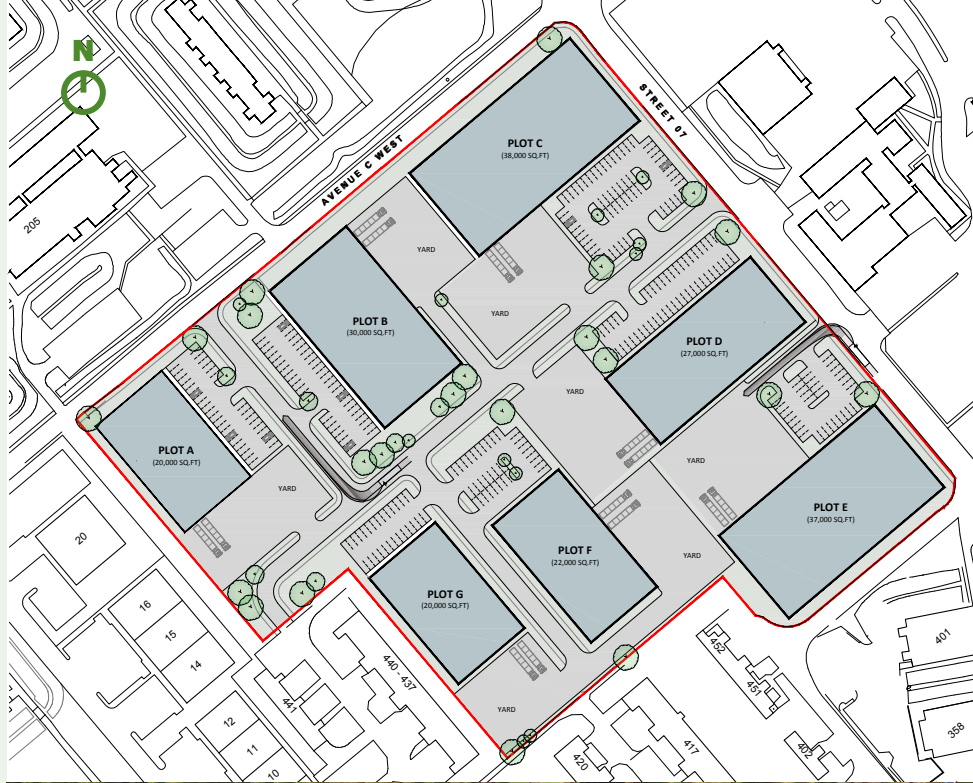


Thorp Arch Estate is the ideal location for warehousing and industrial premises. The well-connected estate has two large plots offering design and build opportunities for companies seeking bespoke premises ranging from 20,000 - 250,000 sq ft that benefit from:

- ✦ Located equidistant between Leeds, Harrogate & York
- ✦ Close proximity to A1(M) motorway
- ✦ Population of 500,000 within 30 min drive time
- ✦ 2 fibre optic connections
- ✦ Large power availability
- ✦ 385 acre parkland setting
- ✦ 2 million sq ft of business space
- ✦ Over 160 businesses on-site

### AVAILABILITY

The two plots comprise 12.69 and 6.97 acres and are adjacent to existing commercial premises. They are available for development subject to planning consent. The plans attached are for illustration purposes only and larger buildings can be accommodated.



**DEVELOPMENT  
PLOT A**  
**12.69 ACRES**  
**UNITS FROM**  
**20,000 - 250,000 sq ft**

INDICATIVE LAYOUT



## DELIVERABILITY

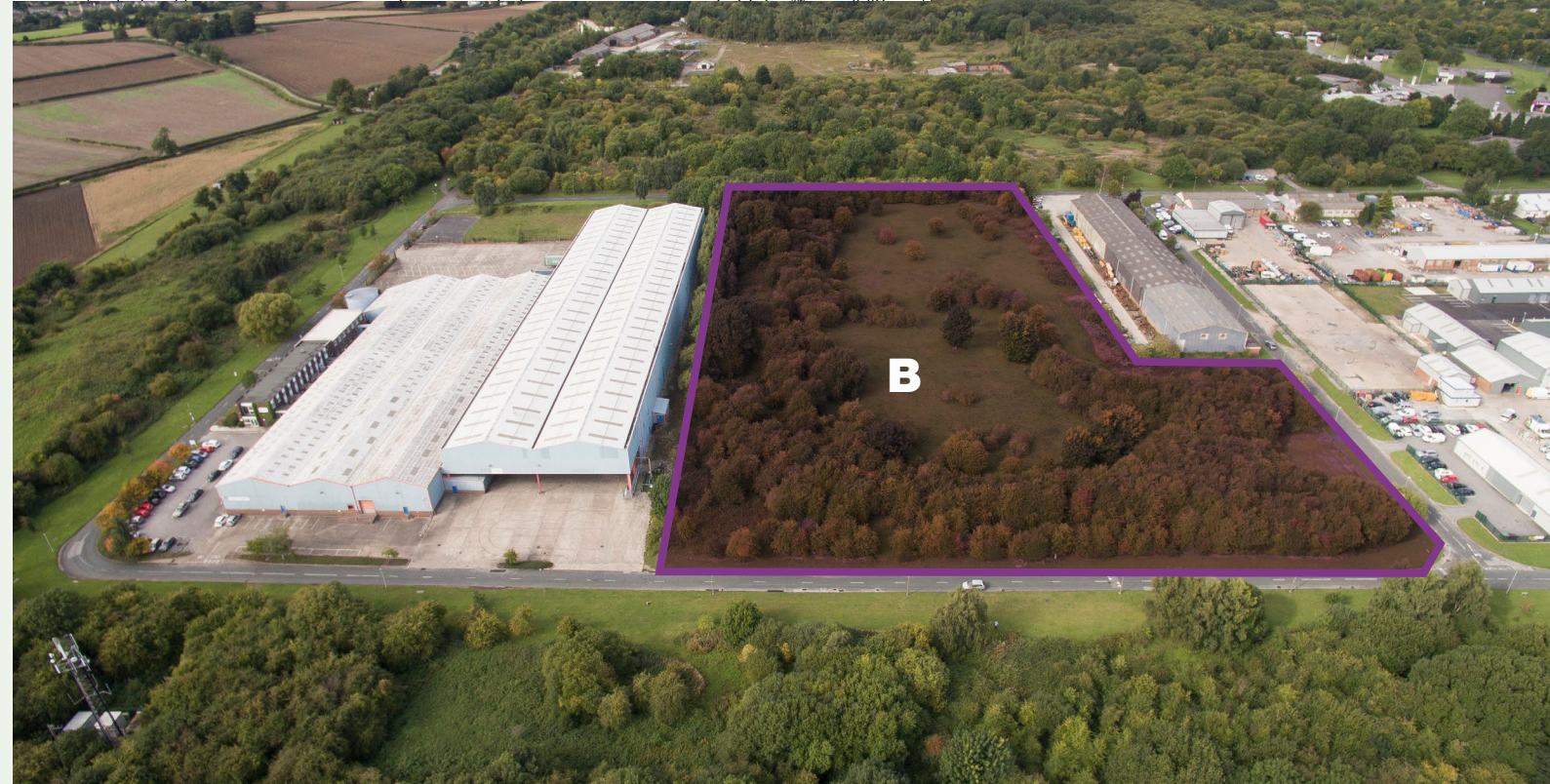
Thorp Arch Estate has been held in the Rockspring Hanover Property Unit Trust for over 20 years. The Trust has a Net Asset Value in excess of £500m and has constructed numerous new and refurbished units on the estate, including a 63,000 sq.ft distribution unit for Matthew Clark that was completed in August 2016.

## AMENITIES

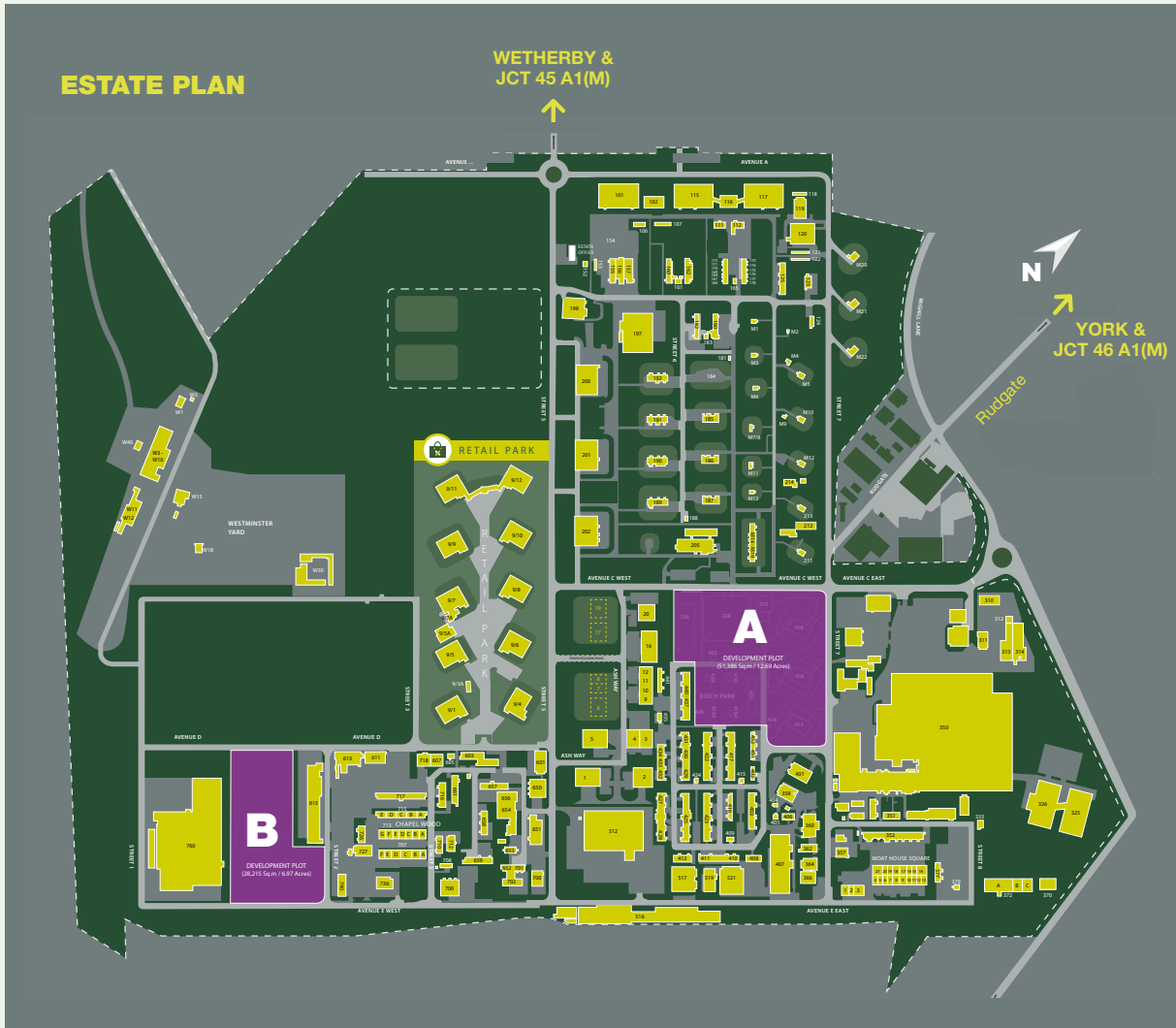
- ✦ Security - night time patrols and CCTV
- ✦ On site management
- ✦ Conference facilities available
- ✦ Superfast broadband
- ✦ Café and retail park

## OCCUPIERS

- ✦ Moores Furniture Group
- ✦ Matthew Clark
- ✦ Beer Hawk / AB InBev
- ✦ Avacta Group
- ✦ Event Prop Hire
- ✦ DFS
- ✦ A-Plant
- ✦ Morrison Utility
- ✦ Nuffield Health



# Thorp Arch Estate, Wetherby LS23 7FZ



## THE A1 LOCATION FOR COMMERCE

Thorp Arch Estate is located equidistant from Leeds, Harrogate and York and benefits from quick and uncongested access to the A1(M) motorway at Wetherby. The Estate is less than 30 minutes drive from York railway station which provides a half hourly service to London Kings Cross with a journey time of under 2 hours. Leeds Bradford International Airport is also located within a 30 minute drive and provides direct connections to over 75 destinations.



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[joshholmes@cartertowler.co.uk](mailto:joshholmes@cartertowler.co.uk)  
[iangreenwood@cartertowler.co.uk](mailto:iangreenwood@cartertowler.co.uk)



[tom.asher@eu.jll.com](mailto:tom.asher@eu.jll.com)  
[rich.harris@eu.jll.com](mailto:rich.harris@eu.jll.com)