

# TO LET

5 NEW WAREHOUSE/INDUSTRIAL BUSINESS UNITS  
6,000 – 12,009 SQ FT **AVAILABLE JANUARY 2019**



ASH WAY | PHASE 3

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Photograph is for illustrative purposes only.

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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

- Fibre superfast broadband
- 7 metre eaves
- Floor loading of 40kn/m<sup>2</sup>
- 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



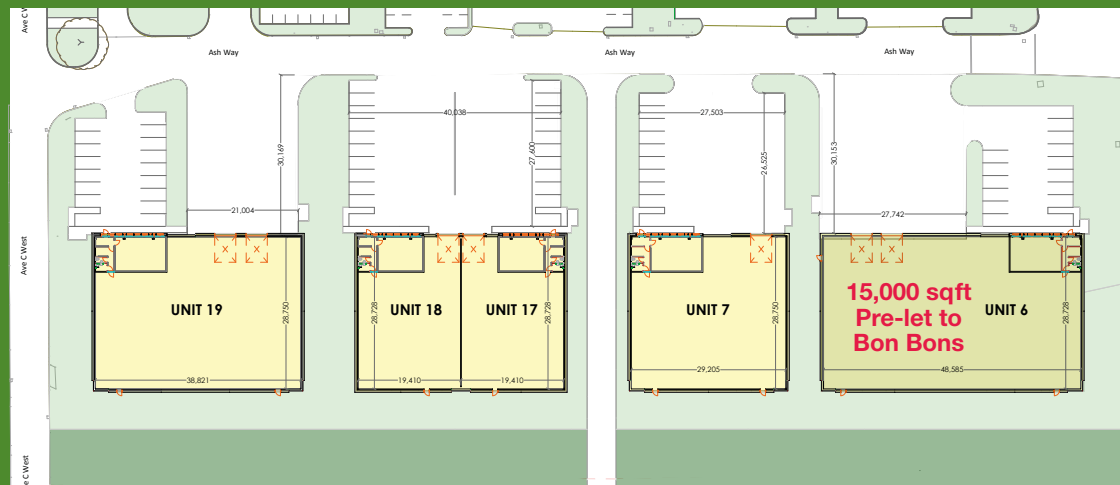
## AMENITIES

- 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
6	LET
7	9,034
17	6,000
18	6,000
19	12,009



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