



Birch Park

Thorp Arch Estate, Wetherby, LS23 7FG

**Refurbished buildings with
roller shutter doors, offices
and welfare facilities**

800 to 4,924 sq ft
(74.32 to 457.45 sq m)

- High specification business/industrial unit
- On-Site Management, Night Time Security Patrols and CCTV
- Full Fibre to the Premises (FTTP) With True On-Site Resilience



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Summary

Available Size	800 to 4,924 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
VAT	All prices and rates are quoted exclusive but may be subject to VAT
Legal Fees	Each party is responsible for their own legal costs incurred in the transaction
EPC Rating	Upon enquiry

Description

- Insulated profile metal roof
- Roller shutter loading door
- Office
- WC and beverage facility
- Skip stand and off road parking
- Power, lighting and BT cable installed

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
- On site management and security
- Superfast broadband available
- Over 190 existing businesses employing approximately 2,000 people
- Population of 500,000 within 30 minute drive time

Terms

Rent: from £8.50 psf
Service Charge: Fixed at 7.5% of rent
Insurance: TBA
Business Rates: £70.02 - £87.75 sqm RV (UBR 2026/27 43.2p in £)
Deposit: On application
Lease: Fixed term leases or 3 year flexible lease



Viewing & Further Information



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