



Moat House Square

Thorp Arch Estate, Wetherby, LS23 7FB

Modern Industrial Units with Roller Shutter Doors, Offices and Welfare Facilities

1,151 to 2,407 sq ft
(106.93 to 223.62 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	1,151 to 2,407 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

- Modern development of 21 industrial / warehouse units
- 3m wide up and over loading doors
- First floor office with plastered walls, dado trunking, suspended tiled ceiling and inset lighting
- Power, lighting and BT cable fitted
- WC fitted with disability pack
- Beverage facility

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 health spa, MOT station, gym and children's soft play
- On site management and security
- Over 180 existing businesses employing approximately 2,000 people
- Superfast broadband available
- Population of 500,000 within 30 minutes drive time

Terms

Rent: from £10.00 psf

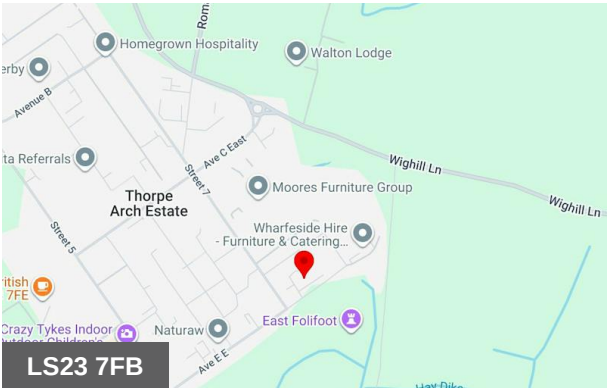
Service Charge: Reconcilable annually, advance payment of 10% of rent

Insurance: TBA

Business Rates: RV = £83 - £87 sqm (UBR 2025/26 is 49.9p in the £)

Deposit: On Application

Lease: Fixed term lease or 3 year flexible lease



Viewing & Further Information



Hazel Cooper
0113 245 1447
hazelcooper@cartertowler.co.uk



Hannah Brumpton
07534 126 236
hannahbrumpton@cartertowler.co.uk

