

HIGH QUALITY STANDALONE OFFICE / LAB 11,320 SQ FT

10.1

UNIT 20
AVENUE C WEST
THORP ARCH ESTATE
WETHERBY
LS23 7FR



DESCRIPTION

The property comprises a high quality stand alone unit in a mature business park setting. Original warehouse/ industrial use the property has been converted into office and lab accommodation over ground and 1st floor level.

The Thorp Arch Estate provides a pleasant working environment with a well-established green spaces and tree lined access roads. Totalling 385 acres, the site is home to c.180 businesses and 2M sq ft of business space across over 250 units. Unit 20 is one of the more recently built buildings on the estate, providing an occupier with a high-quality working environment suitable for a number of uses including office, lab or industrial.

In its current configuration the property is accessed at ground floor via a small reception area, where lift and stairs provide access to the first floor. A small administration office and nicely presented canteen/ break out are located at ground floor level alongside a lab space which benefits from good natural light on two sides. The remaining ground floor space is storage but could be converted for other use. The 1st floor is configured into a large lab and office space, with a number of private offices/ meeting rooms accessed from a central corridor. Each floor benefits from a disabled toilet, further w/c and shower facilities can be at ground floor.

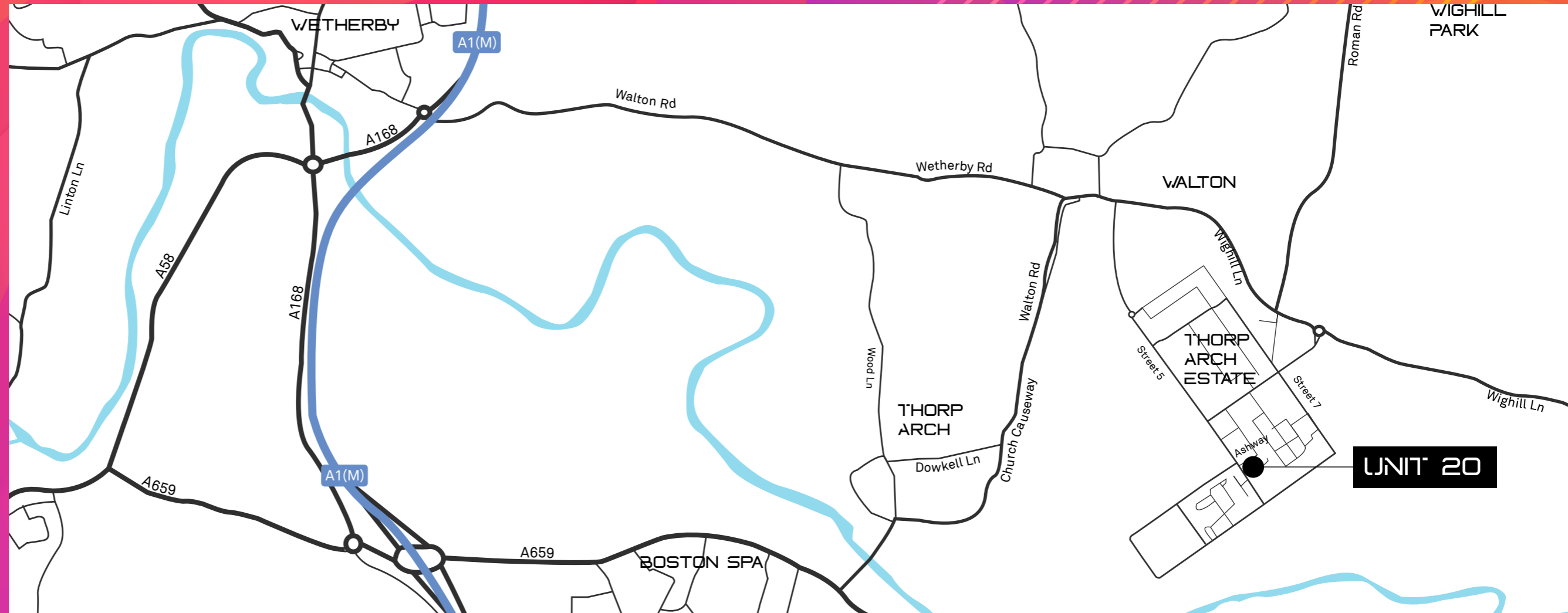


LOCATION

The Thorp Arch Estate is well located to access Leeds, Harrogate and York which are within easy driving distance from the property. Boston Spa and Wetherby are within 10 minutes' drive providing access to a number of cafés, shops and restaurants.

Junction 45 of the A1(M) motorway is 10 mins drive to the west which provides connections to the national motorway network, the M62 is c.30 mins drive, and other major cities such as London, Sheffield and Birmingham.

Wetherby	9 mins drive
Boston Spa	10 mins drive
Junction 45 A1	10 mins drive
York	30 mins drive
Leeds	40 mins drive



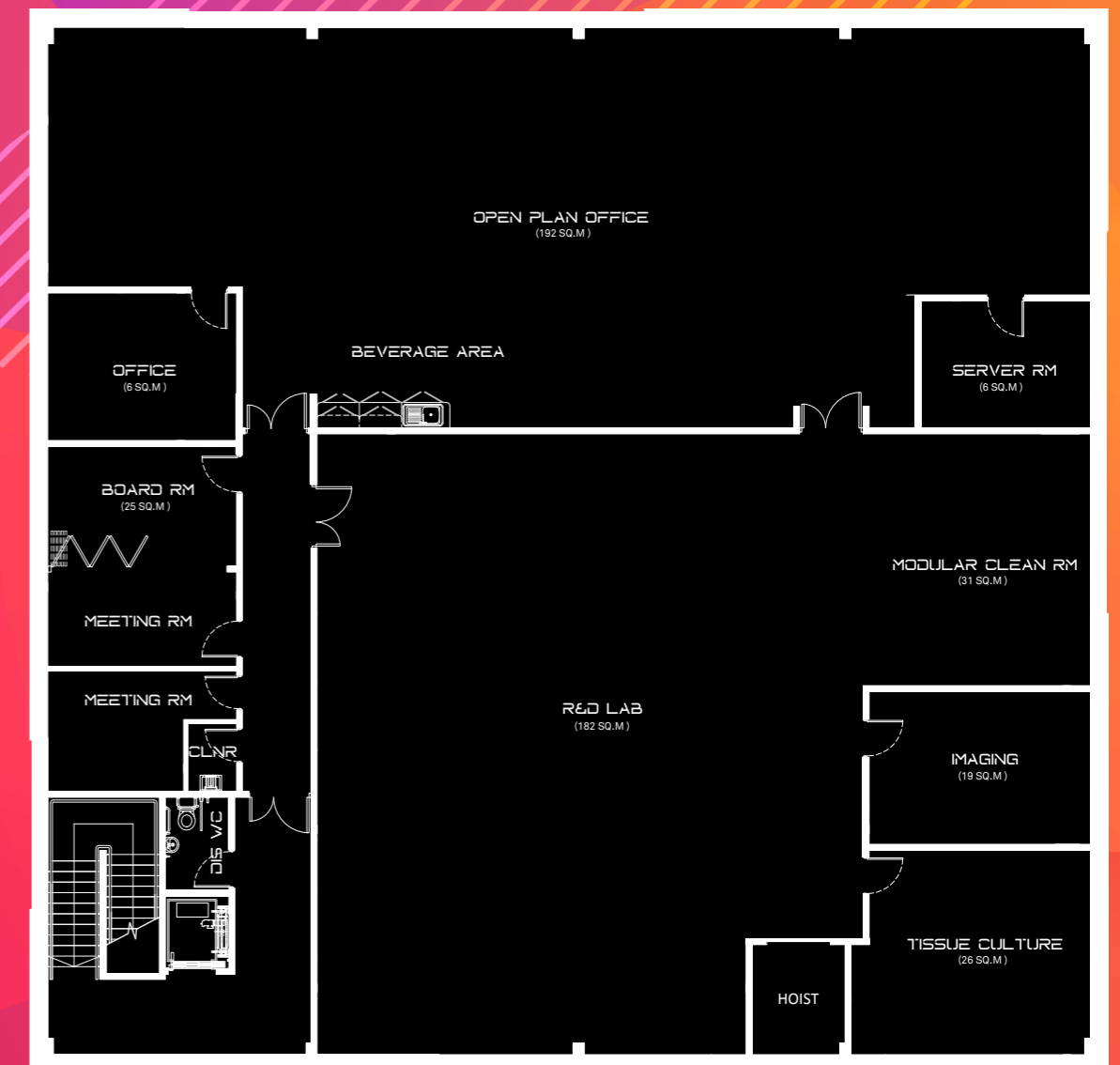
SPECIFICATION

- Air conditioning
- LED Lighting
- Lift access
- Excellent natural light
- Male and female shower facilities
- High quality lab accommodation
- Kitchen/ Break out facilities
- 46 car spaces
- Goods access at ground floor

GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



GALLERY



FURTHER INFORMATION

TERMS

Suites are available by way of a new full repairing and insuring lease on terms to be negotiated and agreed.

Details of the quoting rent is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

EPC

The building has an EPC rating of B26.

CONTACT

For further information or to arrange a viewing please contact:



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