



marrrtree

THORP ARCH ESTATE

RUDGATE  
SAT NAV: LS23 7AU



To Let

**NEW BUILD TRADE COUNTER / BUSINESS UNITS**

from 2,207 sq ft (205 sq m) – 18,858 sq ft (1,752 sq m)



## DESCRIPTION

Marrtree Business Park is located less than 2.5 miles from the A1 (M) Motorway, which is easily accessed at either J45 or J46. The affluent towns of Tadcaster, Wetherby and Harrogate are close by, with Leeds and York within commutable distance.

The neighbouring Thorp Arch Estate is home to over 140 businesses, including DFS, Moores Furniture Group, Matthew Clark and Beer Hawk.

## SPECIFICATION

Two blocks have been constructed benefiting from the below specification:

- Office / Reception / W.C Facilities within each unit
- Eaves height of 5.5m+
- Translucent roof lights (10%)
- Floor loading from 35kN / sq m
- Electrically operated overhead sectional doors
  - Good sized yards
  - Ample car parking provision
- Three-phase power supply into each unit
- Fully secure site with electrically operated gate



## ACCOMMODATION

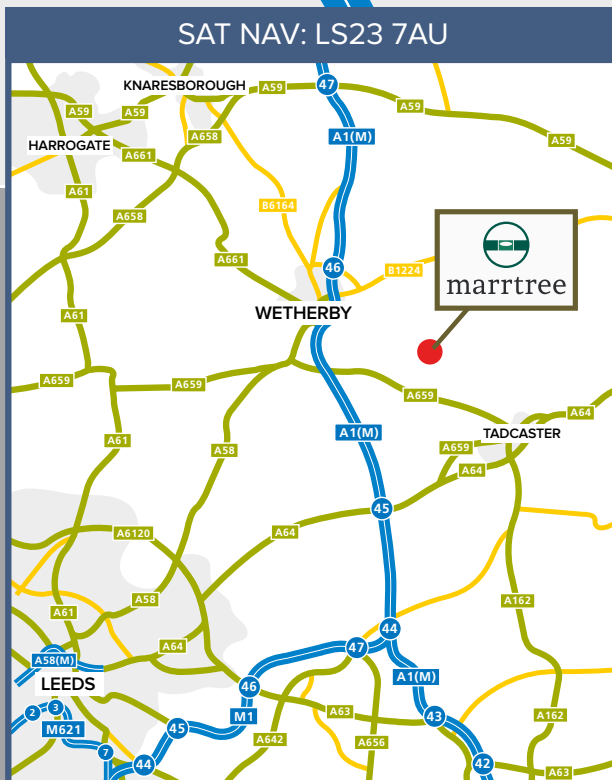
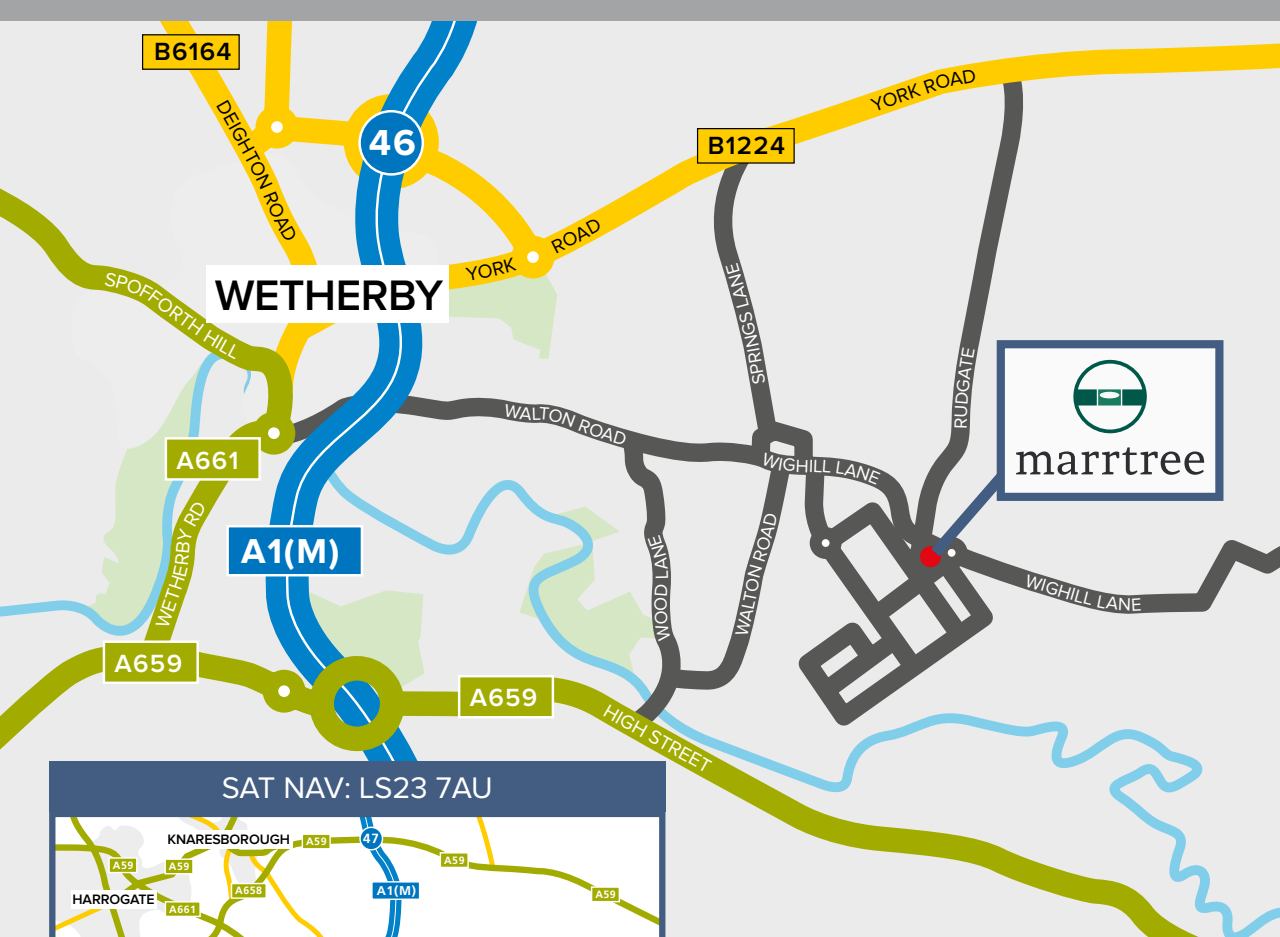
The development will provide the following units which are available individually or in combinations. The following are approximate Gross Internal Areas-

Block 1	sq ft	sq m
Unit A	2,217	206
Unit B	2,207	205
Unit C	2,217	206
<b>Total</b>	<b>6,641</b>	<b>617</b>

Block 2	sq ft	sq m
Unit D	2,562	238
Unit E	4,359	405
Unit F	3,143	292
Unit G	2,153	200
<b>Total</b>	<b>12,217</b>	<b>1,135</b>

from 2,207 sq ft (205 sq m)  
– 18,858 sq ft (1,752 sq m)





Drive Times	Distance (miles)	Time (minutes)
Wetherby	3.3	7
Tadcaster	4.2	10
Harrogate	13.2	29
Knaresborough	13.3	21
Leeds	18.9	33

## TERMS

The units are available individually or in combinations on new full repairing and insuring leases for a term of years to be agreed.  
Rental upon application.

## EPC

Available upon request once construction has completed.

For further information or to arrange a viewing please contact the joint agents – Holder & Co or FSS.

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Another development by:



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