



TO LET – 1st Floor, 4230 Park Approach Thorpe Park, Leeds, LS15 8GB

Property Features

- Final suite—1st floor 600 sq ft with 3 parking spaces
- High quality, refurbished air conditioned office with raised access floor
- Convenient location, on this popular business park, just off J46 M1
- Wide range of amenities with recently opened The Springs
- Available by way of a new flexible lease term

Location

Thorpe Park is Leeds' premier office park situated directly off Junction 46 of the M1 motorway. The location provides easy access to Leeds city centre which is approximately 6 miles to the east of Thorpe Park as well as direct access to the national motorway network. In addition there is a regular shuttle bus service to and from Crossgates Train Station and Thorpe Park.

Following the recent opening of 'The Springs' www.thesprings-leeds.co.uk Thorpe Park now enjoys a wide range of leisure and retail amenities including M&S, Pure Gym, Costa Coffee, Gino's and Boots

Description

4230 Park Approach is located on Phase 3 of the popular Pentagon development within the Northern quadrant of Thorpe Park. The building comprises a 2 storey semi-detached office building finished to the highest quality over ground and first floors.

The first floor has been sub-divided into two offices suites, each providing principally open plan office space with a private office and use of a shared kitchen area. The suites are fully refurbished and benefit from the following specification :-

- Air conditioning
- Impressive full height entrance area
- 2.7m clear floor to ceiling height
- Full access raised floor
- Passenger lift
- High speed broadband into the building
- LG3 lighting
- Disabled, male & female toilets
- Gas fired central heating
- Set within an attractive landscaped environment
- Shared kitchen area with fridge and dishwasher
- On-site security and CCTV monitoring

Accommodation

One suite remains available, forming the front half of the first floor, as follows:-

1st FLOOR	Size	Rent P.A.	Parking
Suite D (Front)	600 Sq ft	£11,750	3 spaces

Viewing or for more Information:

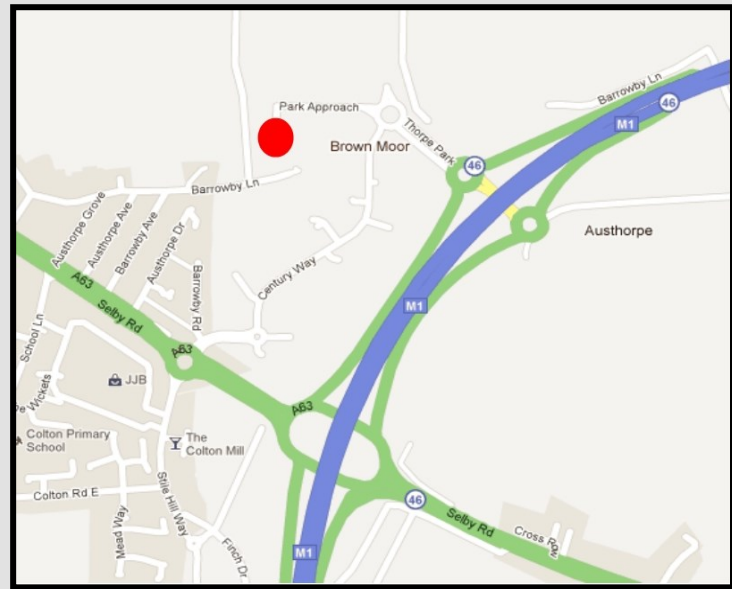
Viewing is by prior appointment through sole agent WSB

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Terms

Suite D is offered by way of a new lease on flexible terms for a minimum of 12 months at a quoting rent of £11,750 + VAT. Further details are available upon request.

Business Rates

The suites will require reassessing for rating purposes. The landlord has this in hand.

Energy Performance

EPC Rating C (58)

VAT

All rents and other figures are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction



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