

2150

THORPE PARK / J46 / M1

TO LET

10,200 SQ FT (948 SQ M)



TO LET



Exceptional Grade A Office suite in Leeds' Premier Business Park

2150 Thorpe Park has recently undergone comprehensive refurbishment to provide contemporary and stylish offices.

The available accommodation provides an open plan, air conditioned office on the ground floor comprising 10,200 sq ft with 50 car parking spaces.

Seriously Smart Space

The ground floor offers the opportunity to acquire 10,200 sq ft of Grade A open plan, column free office space.

The offices and bathroom facilities have been fully refurbished, the offices providing both highly efficient and flexible accommodation



✓ Specification



DOUBLE HEIGHT
ENTRANCE
FOYER



FOUR PIPE FAN
COIL AIR
CONDITIONING



FULLY RAISED
ACCESS FLOOR



METAL TILED
SUSPENDED CEILING
WITH LED LIGHTING



2X8 PERSON
PASSENGER
LIFTS



FULLY
CARPETED



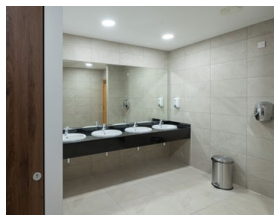
SHOWER
FACILITIES



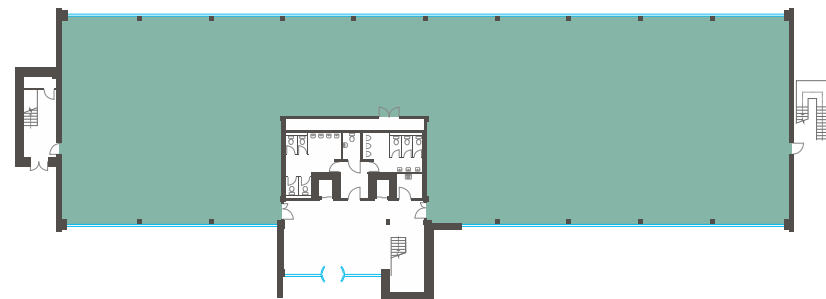
SECURE PARKING
FOR 50 CARS



CYCLE
STORAGE



10,200 SQ FT
(948 SQ M)



2150 | FULLY
REFURBISHED
GRADE A
OFFICE
THORPE PARK / J46 / M1



The Perfect Situation



EAST LEEDS PARKWAY
TRAIN STATION
COMING 2024



6 MILE DRIVE TO
LEEDS CITY CENTRE



BUS CONNECTIONS
EVERY 15 MINUTES



30 MINUTE DRIVE TO
LEEDS BRADFORD AIRPORT

2150 FULLY
REFURBISHED
GRADE A
OFFICE
THORPE PARK / J46 / M1

The Established Destination

Thorpe Park Leeds' premier business park extending to approximately 170 acres, provides an outstanding beautifully landscaped working environment connected by dedicated walkways and cycle paths. The Park has already attracted major corporate occupiers such as, Regus, Age Partnership, Balfour Beatty, Northern Gas Networks and Bellway.



There is an array of excellent retail and leisure offering, including The Springs, Colton Park, Thorpe Park Hotel & Spa, Travelodge and a Sainsbury's.

The Springs has it all from an variety of eateries including Caballero Lounge, Piccolo by Piccolino, Pret A Manger and M&S Foodhall to unrivalled leisure facilities including a Puregym, 10 Screen Odeon Luxe Cinema and Puttstars mini golf.

The Ideal Location

Thorpe Park is prominently located at junction 46 of the M1, only 6 miles from Leeds city centre and less than 4 miles from the M621/M62 motorway. The Springs situated in the immediate vicinity offers excellent retail and leisure facilities within a 5 minute walk.



Rating

We understand the premises are listed as "offices and premises" in the rating list. All parties should make their own enquiries with the Local Planning Authority.

Tenure

The accommodation is available to let by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed. Rent on application.

Energy Performance Certificate

The property has been assessed and has an EPC rating within band C.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

VAT

VAT will be charged where applicable.

Viewing

Viewing is strictly by appointment with the joint letting agents.

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