

TO LET
2150
THORPE PARK / J46 M1

Grade A Offices
in Leeds' Premier
Business Park

4,489 – 20,800 sq ft

Comprehensively
Refurbished Office
Space on Leeds'
Premier Business
Park



LEEDS LS15 8ZB

/// [tried.tube.posed](https://www.triedtube.com)



2150 Thorpe Park offers an **exclusive opportunity** to acquire space on the **desirable Thorpe Park Business Park.**

The property has now undergone a comprehensive refurbishment, delivering a modern and welcoming environment throughout the reception and common areas. Externally, the landscaping has been fully renewed, with new breakout spaces providing attractive areas for informal meetings and relaxation.

Both the ground and second floors have been fully refurbished to provide Grade A office accommodation, offering suites from 4,489 sq ft up to 20,800 sq ft in line with contemporary occupier requirements.

Specification >



Double Height
Entrance
Foyer



Four Pipe Fan
Coil Air
Conditioning



Fully Raised
Access Floor



Metal Tiled
Suspended Ceiling
With Led Lighting



2x 8 Person
Passenger
Lifts



Fully
Carpeted



Shower
Facilities



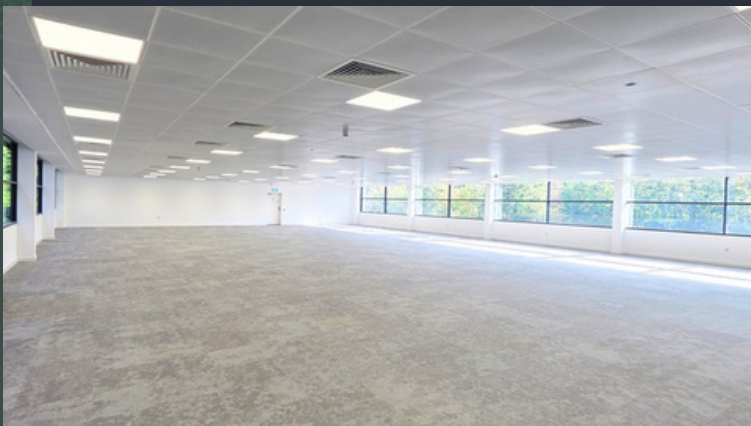
Secure Parking
+ EV Charging Points



Cycle
Storage

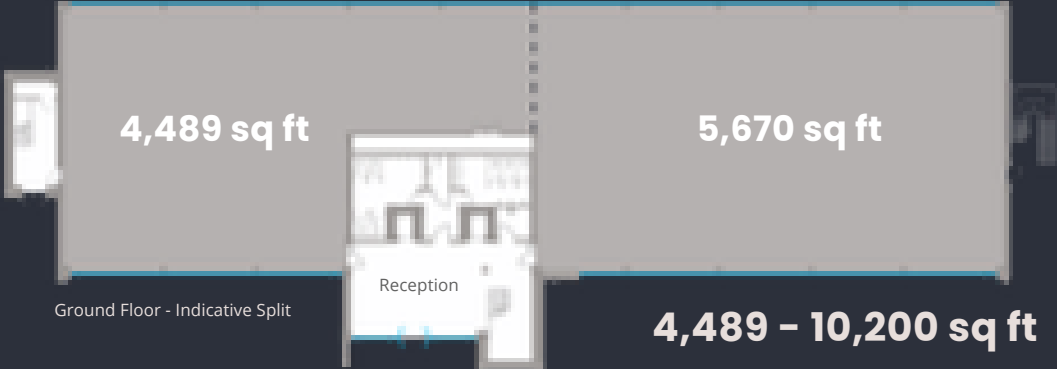
2150
THORPE PARK / 346 / M1

FULLY
REFURBISHED
GRADE A
OFFICES



Grade A Open Plan Office Suite

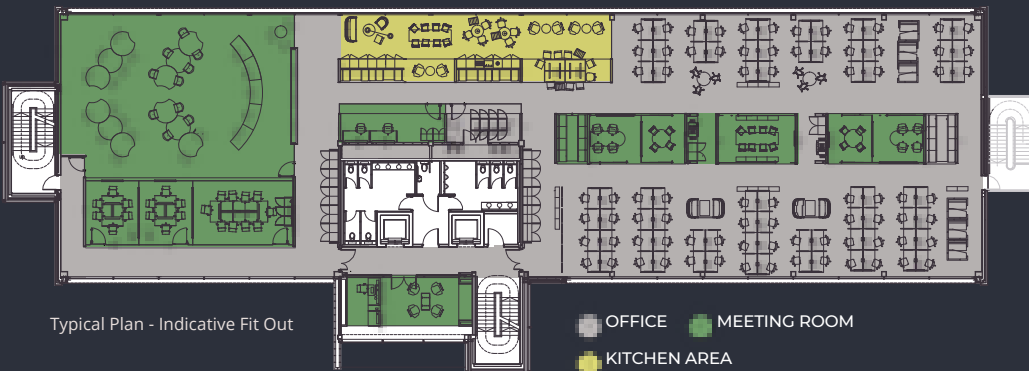
Make Your Mark Today



GROUND FLOOR

4,489 - 20,800 sq ft

	Sq Ft	Sq M	Car Parking
Ground Floor	10,200	947.6	45
Second Floor	10,600	984.8	46
Total	20,800	1,932.4	2 visitors spaces



10,600 sq ft

SECOND FLOOR

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 attracts major corporate occupiers such as, Regus, Age Partnership, Balfour Beatty, Northern Gas Networks and Bellway.



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

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



Connected by Multi-Modal Means

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 Park will be connected by rail with the East Leeds Parkway Rail Station due for completion in 2027, is well served by buses and Leeds Bradford Airport is only 30 minutes away.



East Leeds Parkway
Train Station
Coming 2027



Bus Connections
Every 15 Minutes



6 Mile Drive to
Leeds City Centre



30 Minute Drive to Leeds
Bradford Airport

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 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 B.

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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0113 246 1533
KnightFrank.co.uk

Elizabeth Ridler

07500 032 855

elizabeth.ridler@knightfrank.com



www.wsbproperty.co.uk
0113 234 1444

Duncan Senior

07888 730 366

dsenior@wsbproperty.co.uk

Robin Beagley

07733 895 927

rbeagley@wsbproperty.co.uk