

TO LET

2150

THORPE PARK / J46 M1

**Grade A Offices**  
in Leeds' Premier  
Business Park

4,489 - 20,800 sq ft

Undergoing  
Comprehensive  
Refurbishment  
Completion  
Q2 2026



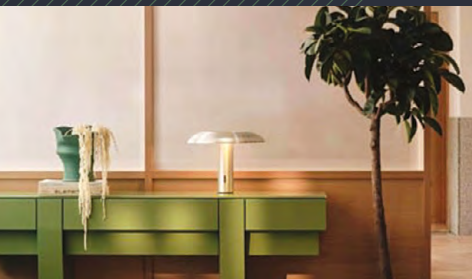


## 2150 Thorpe Park offers an exclusive opportunity to acquire space on the desirable Thorpe Park Business Park.

The property is undergoing a comprehensive refurbishment to the reception and common parts to create a welcoming environment with a new modern aesthetic. Externally, extensive landscaping and new breakout areas are being introduced to enhance the overall experience and reflects the evolving expectations of today's workforce.

Furthermore, both the ground and the second floors are being refurbished to provide Grade A offices in line with occupier requirements providing the opportunity to acquire space from a suite of 4,489 sq ft up to 20,800 sq ft.

# 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



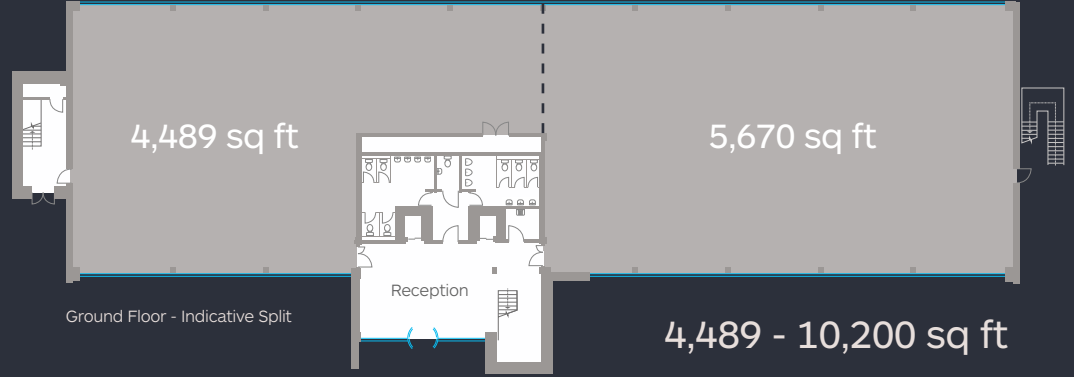
Secure Parking  
+ EV Charging Points



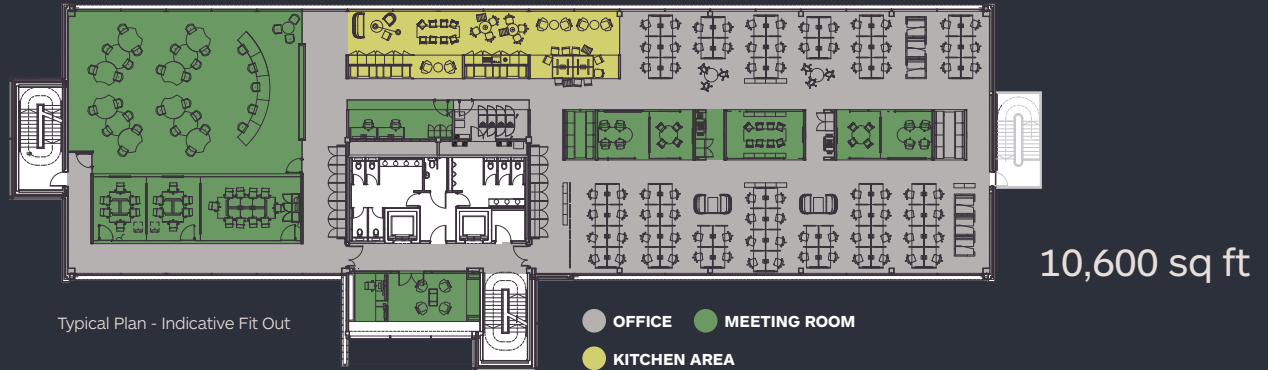
Cycle  
Storage



## Grade A Open Plan Office Suite Make Your Mark Today



GROUND FLOOR



SECOND 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          |
| <b>Total</b> | <b>20,800</b> | <b>1,932.4</b> |             |

2 visitors spaces

# 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



6 Mile Drive to  
Leeds City Centre



Bus Connections  
Every 15 Minutes



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 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 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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