

# TEMPLAR HOUSE

4225 PARK APPROACH, THORPE PARK

LEEDS, LS15 8GB

**TO LET**  
**(MAY SELL)**



## 1ST FLOOR OFFICE SUITE

**2,991 SQ FT**

- Ready to occupy
- Meeting rooms
- Fitted Kitchen
- Open plan office
- Raised IT flooring
- 13 parking spaces





# TEMPLAR HOUSE 4225 PARK APPROACH, THORPE PARK



## DESCRIPTION

Templar House, 4225 Park Approach, is a high quality, modern detached two-storey office building with a full height glazed reception area.

The property is conveniently situated within the Northern quadrant of Thorpe Park and provides two individual office suite. The available suite comprises the whole of the first floor and provides well-appointed, principally open plan office space with it's own kitchen area. The accommodation provides DDA accessible space with an accessible WC, with a passenger lift to the first floor.



## TERMS

The 1st floor suite is offered by way of a new Full Repairing and Insuring lease for a term to be agreed at a quoting rent of £55,335 + VAT per annum (£18.50 per sq ft exclusive).

Alternatively, consideration would be given to selling the building, further details on request.

## LOCATION

Thorpe Park is located approximately 6 miles to the east of Leeds city centre, just off Junction 46 of the A1/M1 link and on the new East Leeds Orbital Route.

Thorpe Park is Leeds' premier office park and provides an outstanding environment, which is home to a wide range of both local and national businesses. Thorpe Park enjoys unrivalled on-site amenities with an extensive retail and leisure offering at The Springs plus two on-site hotels. The site is served by regular bus links and is part of the Leeds Strategic Cycle Network.

The Park offers a range of high quality offices within heavily landscaped grounds, each with dedicated car parking creating the perfect setting for businesses seeking office space easily accessible to the Yorkshire region and beyond.

## VIEWING

To arrange a viewing or for further information please contact joint agents Knight Frank & WSB:



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