To Let



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Excellent First Floor Offices at Yorkshire's Premier Business Park

4235 Park Approach, Thorpe Park, Leeds, LS15 8GB

1,533 Sq Ft

Sanderson Weatherall

Location

Thorpe Park has on site amenities including a 4* Hotel & Spa, restaurants and sandwich shop. Greggs and Franco's Italian are within easy walking distance. The development also includes The Springs which is a large leisure and retail park with occupiers including Pure Gym, an Odeon cinema, Gino's Restaurant and retailers such as M&S Simply Food, Hotel Chocolat, TK Maxx, Boots and H&M.

Both Cross Gates and Garforth train stations are within 2 miles of The Springs. A new train station is set to open at Thorpe Park in 2027 which will provide direct access from Leeds city centre with a journey time of just eight minutes.

Description

The property comprises a modern semi-detached office building set within a development of seven similar buildings and extending over ground and first floors. The available first floor provides modern and highly efficient office accommodation.





Specification

- Open Plan with integrated meeting rooms
- Air Conditioning
- Full raised access floors
- Suspended ceilings with integrated LED Lighting
- Carpeted throughout
- Modern kitchen
- Dedicated WC's
- Door entry system
- EV charger
- 6 car parking spaces

Rateable Value

Address	Description	Rateable Value (1st April 2026)
First Floor	Offices and Premises	£27,500

Accommodation

Description	Sq M	Sq Ft
First Floor	142	1,533

Tenure

The property is available by way of a new effective Full Repairing & Insuring Lease for a term to be determined.

Rent

The quoting rent is £19.50 per sq ft.

Service Charge

The current service charge for 2026/27 equates to £2.29 per sq ft.

EPC

The property has been assessed and has an EPC rating is B (47). The full EPC is available on request.

VAT

All figures quoted are deemed to be exclusive of VAT, which will be payable by the Tenant in additon.

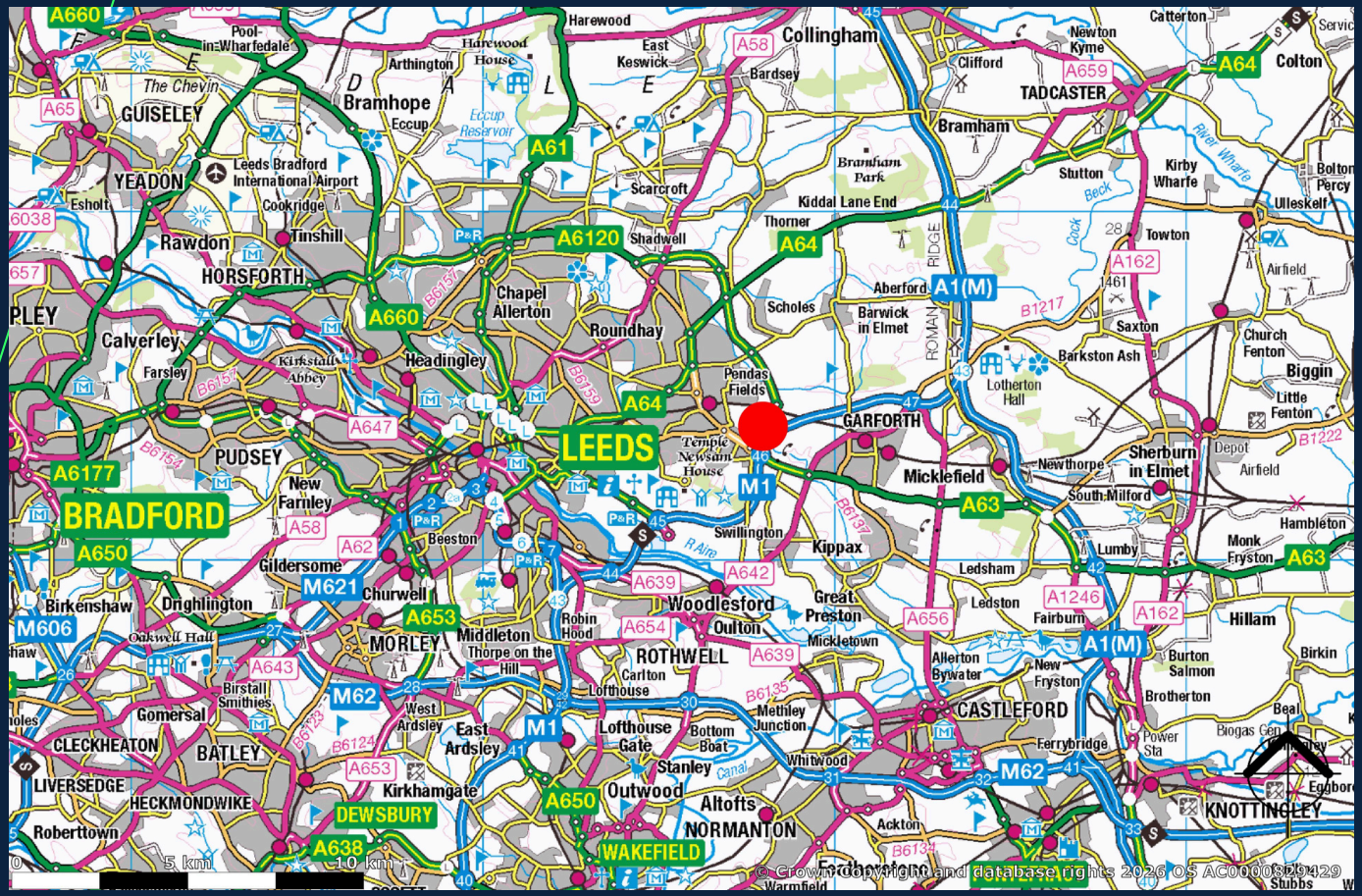
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Viewings

For further information or to arrange a viewing please contact the sole letting agents:

Richard Dunn
07801 767 859
richard.dunn@sw.co.uk

Jay Dhesi
07518 290 500
jay.dhesi@sw.co.uk



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