



Suite D - 4230

Park Approach, Thorpe Park, Leeds, LS15 8GB

Refurbished 1st floor air-conditioned office suite with 3 parking spaces available on flexible lease terms

600 sq ft
(55.74 sq m)

- Air conditioning
- Full access to raised floors
- Kitchen / break out area
- 3 Dedicated car parking spaces
- Full height glazed entrance area
- High speed broadband into the building
- Passenger lift
- On-site security and CCTV monitoring

Suite D - 4230, Park Approach, Thorpe Park, Leeds, LS15 8GB

Summary

Available Size	600 sq ft
Rent	£12,000 per annum
Rates Payable	Upon Enquiry
Rateable Value	£13,250
VAT	Applicable
EPC Rating	C (58)

Description

4230 Park Approach offers a high quality, two storey semi-detached office building in an established business location. Suite D, positioned at the front of the first floor, provides approximately 600 sq ft of well-presented, predominantly open plan workspace with the benefit of a boardroom/private office. Occupiers also have use of a shared kitchen area.

Location

4230 Park Approach is located on Phase 3 of the popular Pentagon development within the Northern quadrant of Thorpe Park.

Thorpe Park is Leeds' premier office park situated directly off Junction 46 of the M1 motorway. The location provides easy access to Leeds city centre which is approximately 6 miles to the east of Thorpe Park as well as direct access to the national motorway network. The retail and leisure amenities on Thorpe Park have been greatly enhanced with the opening of The Springs which includes an M&S, Pure Gym, Costa Coffee, Gino's and Boots

Specification

The refurbished suite benefits from the following specification :-

- Air conditioning
- Impressive full height entrance area
- 2.7m clear floor to ceiling height
- Full access raised floor
- Passenger lift
- High speed broadband into the building
- LG3 lighting
- Disabled, male & female toilets
- Gas fired central heating
- Set within an attractive landscaped environment
- Shared kitchen area with fridge and dishwasher
- On-site security and CCTV monitoring

Terms

Suite D is available on a new lease, offered on flexible terms for a minimum period of 12 months. The quoting rent is £1,000 per month (£12,000 per annum) plus VAT. Further details are available on request.



Viewing & Further Information



Robin Beagley
07733 895927
rbeagley@wsbproperty.co.uk



Duncan Senior
07888 730366
dsenior@wsbproperty.co.uk