

**4255 Park Approach**

Leeds, LS15 8GB

**TO LET - GOOD QUALITY
GROUND FLOOR OFFICE
SUITE****1,302 sq ft**
(120.96 sq m)

- ON SITE CAR PARKING
- MODERN SPECIFICATION
- LED LIGHTING



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Summary

Available Size	1,302 sq ft
Rent	£17.50 per sq ft
Rates Payable	£7,984 per annum
Rateable Value	£16,000
Car Parking	There are 11 car parking spaces for the whole of 4255 Park Approach.
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)

Location

Thorpe Park is Leeds' premier business park. Situated on the eastern side of Leeds City Centre less than a quarter mile from J46 of the A1/M1 link and approx. 6 miles from Leeds City Centre Thorpe Park provides an outstanding business park environment with national occupiers such as IBM, Atkins, Valad and Balfour Beatty already located on-site. On-site amenities include Greggs and Franco's Italian restaurant together with Colton Retail Park, only a short walk away, where Sainsbury's, Boots, Next and Argos are all represented. A new mixed-use development providing retail and leisure facilities including Next, M&S Simply Food, Boots, Odeon and PureGym has recently been completed at Thorpe Park and the Thorpe Park Hotel & Spa is situated at the main entrance to the development.

Description

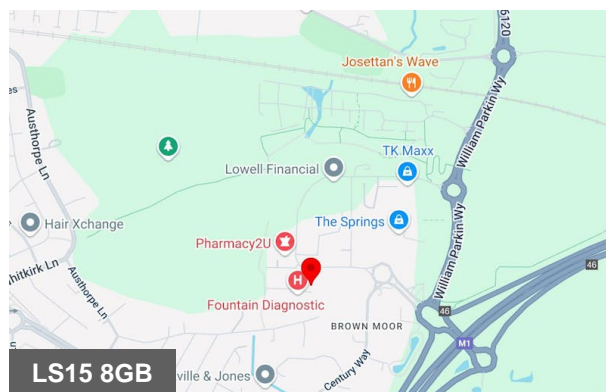
4255 Park Approach is a modern two-storey brick-built office building providing good quality office accommodation. The ground floor is currently partitioned to provide a meeting room, private office and an open-plan office and benefit from the following specification features:-

- Full access raised floor
- Modern suspended ceiling
- Modern lighting
- Carpeting throughout
- Good quality decorations
- Disabled access and facilities
- Double glazed windows
- Gas fired central heating
- Fully fitted kitchen
- Full network cabling
- Door entry system
- Security alarm

Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Ground	1,302	120.96	Available
Total	1,302	120.96	



Viewing & Further Information



Tom Newstead

07538680333

tomnewstead@cartertowler.co.uk



James Jackson

07920 812275

jamesjackson@cartertowler.co.uk



Clem McDowell

07432 013246

clemmcdowell@cartertowler.co.uk