



1265, Century Way

Thorpe Park, Leeds, LS15 8ZB

**TO LET - HIGH QUALITY
SELF-CONTAINED OFFICE
ACCOMMODATION IN THE
HEART OF THORPE PARK**

1,852 sq ft
(172.06 sq m)

- ON-SITE CAR PARKING
- PLETHORA OF NEARBY AMENITIES
- HIGH QUALITY EXISTING FIT OUT
- LOCATED IN THE HEART OF THORPE PARK

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Summary

Available Size	1,852 sq ft
Rent	£19.50 per sq ft
Rates Payable	£7.40 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)

Location

Century Way sits in a prime location overlooking Junction 46 of the M1. Crossgates railway station within 1 mile and planned bus services will run through the heart of Thorpe Park Leeds, connecting to the local area and Leeds city centre. Thorpe Park also boasts that it's only a 30 minute drive to Leeds Bradford International Airport. Thorpe Park which is Leeds' premier office park extends to approximately 170 acres and provides an outstanding working environment, which has already attracted occupiers such as Regus, Scarborough Group, Northern Gas Networks, Bellway and Age Partnership.

Description

Currently to date, over 600,000 sq ft of office space has been successfully developed at Thorpe Park. The scheme boasts a variety of national, international and regional occupiers. Thorpe park also benefits from a plethora of amenities, such as an award winning hotel & spa, multiple bars and restaurants, the Springs Shopping centre and a gym complex.

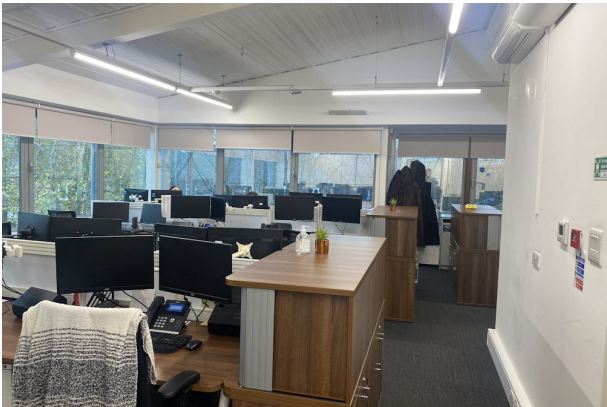
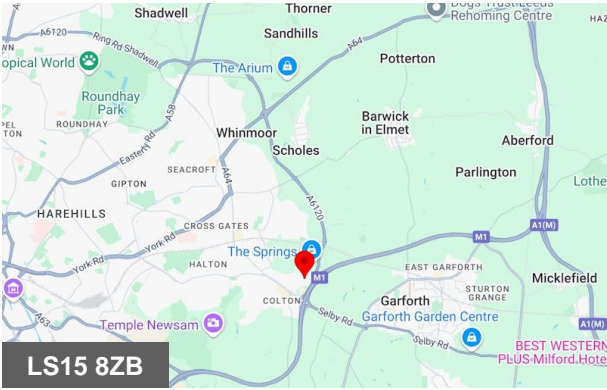
The available office accommodation benefits from the following specification features:

- Privately partitioned meeting rooms
- Kitchen facilities
- Male and Female W/C's
- Reception space
- Informal breakout space
- Carpeted and decorated throughout
- LED lighting
- Secure entry system
- Raised access floors
- CCTV

Accommodation

The available accommodation comprises the following net internal floor areas and is available as a whole or on a floor by floor basis.

Name	sq ft	sq m	Availability
Ground	1,852	172.06	Available
Total	1,852	172.06	



Viewing & Further Information



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