



## Suite E, 1st Floor

4230 Park Approach, Thorpe Park, Leeds, LS15 8GB

**Final suite remaining - High quality 1st floor suite of 750 sq ft with 3 parking spaces offered on flexible lease terms**

**750 sq ft**  
(69.68 sq m)

- High quality, refurbished air conditioned office
- Offers private meeting space
- Convenient location just off J46, M1
- Shared kitchen area
- Available by way of a new lease on flexible terms
- Dedicated car parking

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## Summary

|                |                                                  |
|----------------|--------------------------------------------------|
| Available Size | 750 sq ft                                        |
| Rent           | £16,950 per annum                                |
| Rates Payable  | £8.94 per sq ft<br>Based on April 2026 Valuation |
| Rateable Value | £15,250                                          |
| Service Charge | £3.50 per sq ft                                  |
| Car Parking    | N/A                                              |
| VAT            | Applicable                                       |
| Legal Fees     | Each party to bear their own costs               |
| EPC Rating     | C (58)                                           |

## Description

4230 Park Approach is located on Phase 3 of the popular Pentagon development within the Northern quadrant of Thorpe Park. The building comprises a 2 storey semi-detached office building finished to the highest quality over ground and first floors.

The first floor has been sub-divided into two offices suites, each providing principally open plan office space with a a private office and use of a shared kitchen area. The suites are fully refurbished and benefit from air conditioning, Impressive full height entrance area, passenger lift and high speed broadband.

## Location

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. In addition there is a regular shuttle bus service to and from Crossgates Train Station and Thorpe Park.

‘The Springs’ Thorpe Park provides a wide range of on-site leisure and retail amenities including M&S, Pure Gym, Caffè Nero and Costa Coffee, Gino’s and Boots

## Accommodation

The accommodation comprises of the following

| Name          | sq ft | sq m  | Availability |
|---------------|-------|-------|--------------|
| 1st - Suite E | 750   | 69.68 | Available    |
| Total         | 750   | 69.68 |              |

## Viewings

Viewings are via prior appointment through WSB

## Terms

Suite E is offered by way of a new lease at a quoting rent of £16,950 p.a. + VAT including 3 allocated parking spaces.



## Viewing & Further Information



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