



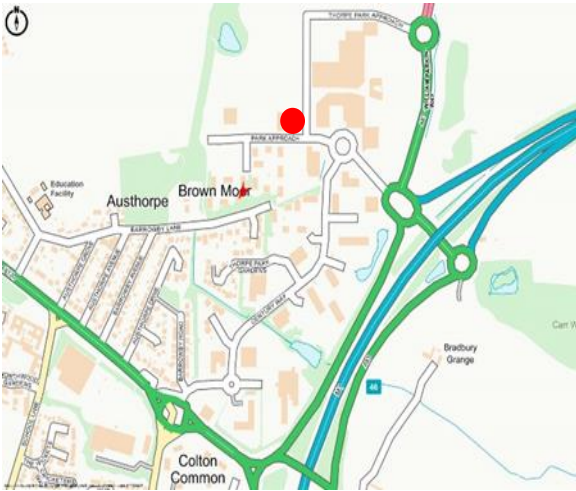
To Let

Ground Floor, 1175 Thorpe Park, Century Way, Leeds LS15 8ZB

- 3,524 sq ft (327.39 sq m)
- Air-conditioned offices
- 16 car parking spaces
- Junction 46 M1

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Promap ©

Location

Thorpe Park, Leeds' most established business park is located approximately six miles to the east of Leeds City Centre and less than a quarter of a mile from Junction 46 of the M1 motorway, and one and a half miles from the A1/M1 link. Following the M1 to the south leads to the M621 motorway, located approximately four miles away, which in turn links with the M62 motorway.

The East Leeds Orbital Road (ELOR) is a new thoroughway that connects North and East Leeds to Junction 46 of the M1, where Thorpe Park is based.

Thorpe Park offers local amenities including: Thorpe Park Hotel & Spa, The Springs Shopping Development, Sainsbury's supermarket; Colton Retail Park and many restaurants.



Description

The property and suite benefits from the following specification:-

- ◆ Feature double height reception
- ◆ Air-conditioning
- ◆ Suspended ceilings
- ◆ Full access raised floors
- ◆ Low energy LED lighting
- ◆ Secure cycle parking
- ◆ Kitchen facility
- ◆ High quality shower facilities

Accommodation

The available accommodation has been measured to have the following approximate net internal floor area:

FLOOR	SQ FT	SQ M
Ground	3,524	327.39

The adjoining suite of approximately 2,670 sq ft is also available and could be combined to create a demise of **6,194 sq ft**. Further information available upon request.

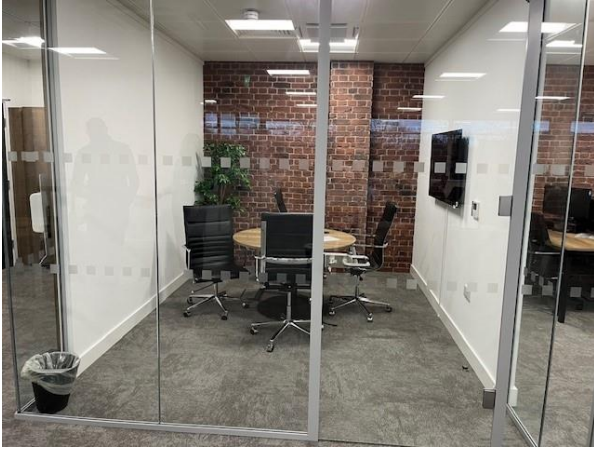
Car Parking

16 on site car parking spaces are allocated to the demise and will be allocated on a pro-rata basis.

Terms

The office is available by way of a new effective Full Repairing and Insuring lease for a term to be agreed at a quoting rent of **£24.00 psf** per annum exclusive.





Rates

The property has been assessed to have a Rateable Value of £56,000 (rates payable for the financial year 2023/4 is £28,672).

We advise all interested parties to make their own enquiries of the local rating authority.

Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.

EPC

The property has been assessed to have an EPC Rating of B (31). A full copy of the certificate is available upon request.

VAT

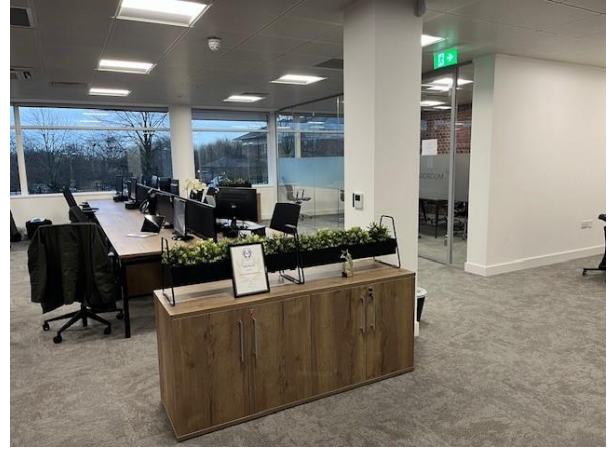
All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

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- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [January 2024]. Photographs and videos dated [January 2024].]

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Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Viewing & Further Information

Strictly by appointment with the sole letting agent:

Contact: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: 0113 297 2427

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Subject to Contract

Particulars: January 2024

Photographs: January 2024