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To Let

3355 Century Way, Thorpe Park, Leeds, LS15 8ZB

- 3,006 – 6,024 sq ft
- Self-contained office building with comfort cooling
- 26 car parking spaces
- Junction 46 M1

0113 246 1533

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



Promap ©

Location

Thorpe Park is Leeds' most established business park with nearly 600,000 sq ft of high quality business space.

Thorpe Park Leeds 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 throughway that will connect North and East Leeds to Junction 46 of the M1, where Thorpe Park is based.

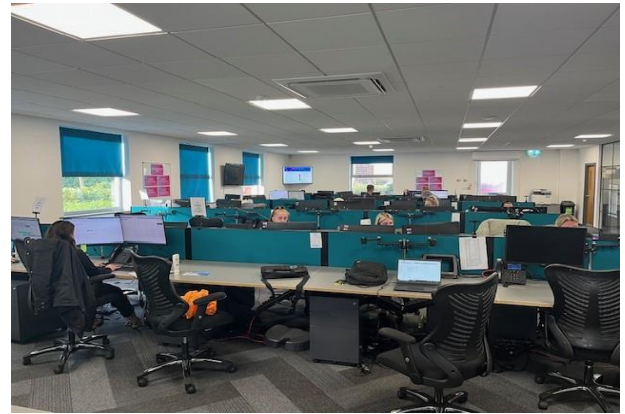
Thorpe Park offers local amenities including: Thorpe Park Hotel & Spa, The Springs, Thorpe Park Gardens, Busy Bees Nursery, Thorpe Park Clinic, Sainsbury's supermarket; Colton Retail Park and many restaurants.

Description

3355 Century Way comprises a modern two storey brick built semi-detached office building providing good quality accommodation.

The subject offices are situated on the ground and first floors and provide for the following:-

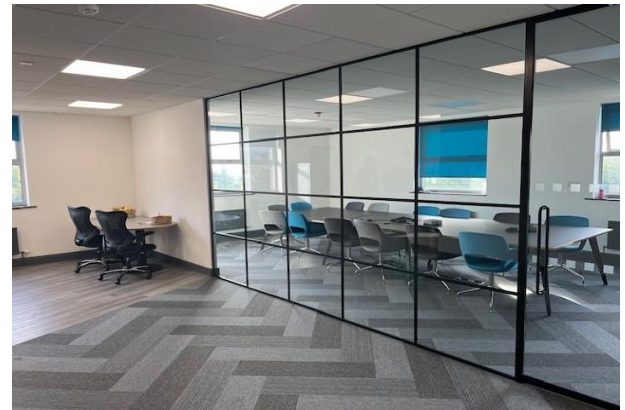
- ◆ Full access raised floors
- ◆ Suspended ceiling with integral LED lighting
- ◆ Double glazed windows
- ◆ Window blinds
- ◆ Kitchen
- ◆ Meeting rooms and private offices
- ◆ Male, female and disabled toilet facilities



Accommodation

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

FLOOR	SQ FT	SQ M
Ground	3,018	280.38
First	3,006	279.27
TOTAL	6,024	559.65



Car Parking

26 on site car parking spaces are allocated to the demise.

Terms

The accommodation is available to let either as a whole or on a floor by floor basis by way of a new effective FRI lease for a term to be agreed at a rent of £19.00 psf per annum exclusive.



Rates

The property has been assessed to have a rateable value of £85,500. The rates payable for the financial year 2023/4 is £43,776.

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

Estate Charge

An estate charge is payable in connection with the building. Details available on request.

VAT

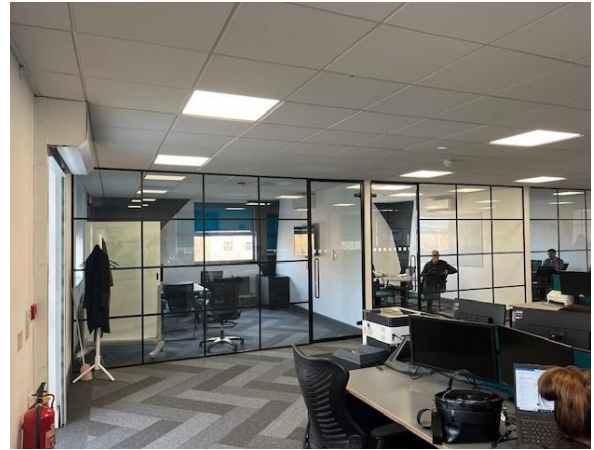
All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

EPC

The building has been assessed to have an EPC Rating of C (62). A copy of the full certificate is available upon request.

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:

Knight Frank

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: November 2023

Photographs: October 2023

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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 [November 2023]. Photographs and videos dated [October 2023].]

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