

**3125**  
**THORPE PARK**

CENTURY WAY, LEEDS, LS15 8ZB

GRADE A OFFICES  
FROM 4,295 - 11,635 SQ FT  
TO LET



3125

LEEDS CITY  
CENTRE

3125  
THORPE PARK

The Springs\*



GRADE A OFFICES IN LEEDS'  
PREMIER BUSINESS PARK  
WITH SUBSTANTIAL ON SITE  
AMENITIES AT THE SPRINGS  
RETAIL DEVELOPMENT



Grade A Office  
Building



Double Height  
Reception



Newly  
Refurbished



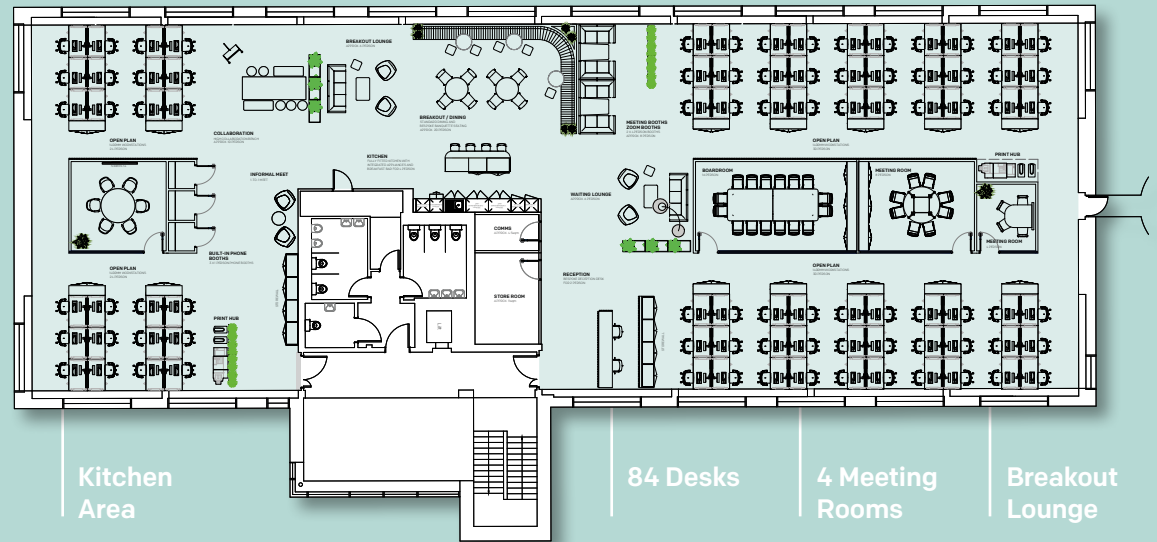
On Site Car  
Parking at a Ratio  
of 1:230 sq ft

## ACCOMMODATION

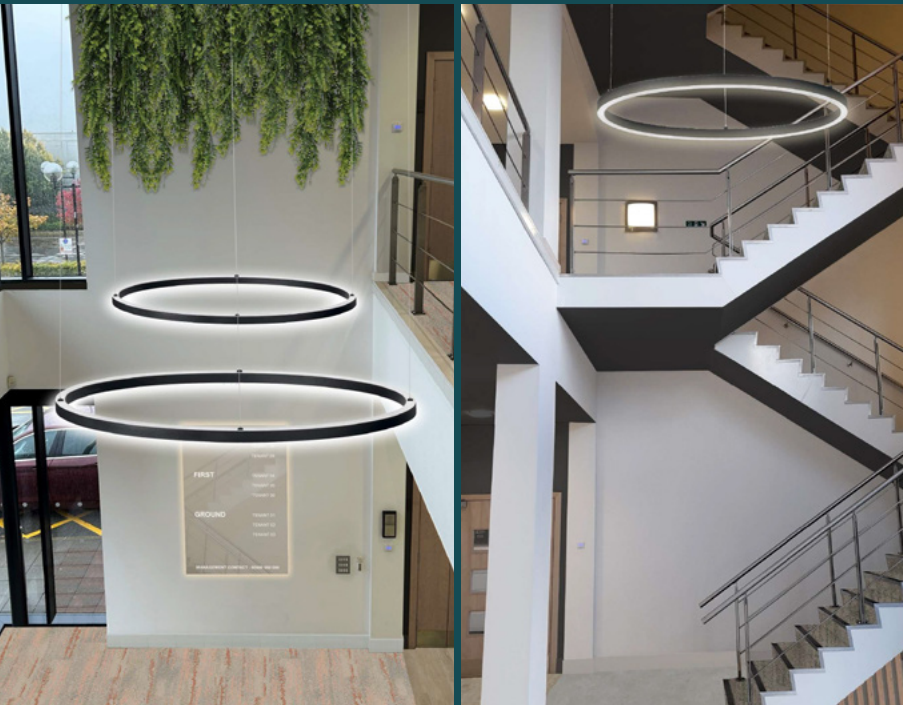
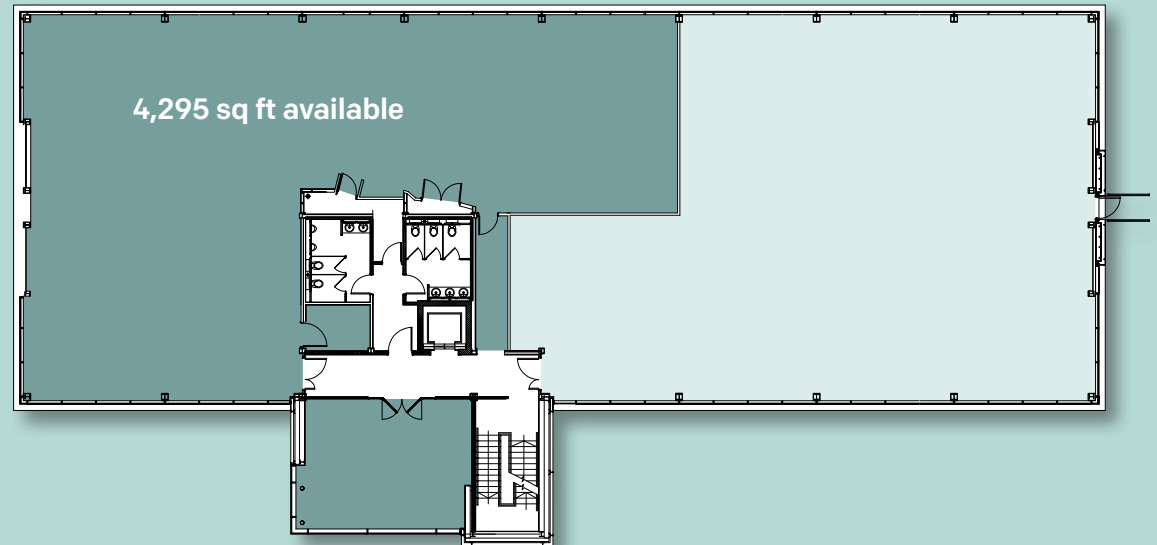
The accommodation has been measured to have the following approximate net internal floor areas:

FLOOR	SIZE (SQ FT)	AVAILABILITY
Second	4,295	Available
Ground	7,340	Available
<b>TOTAL</b>	<b>11,635</b>	

### Indicative Space Plan



### Second Floor Availability



## SPECIFICATION



Large open plan floor plates



VRF air conditioning



LED lighting



Raised access floors



Suspended ceilings



Double height reception



Onsite car parking with EV charging



New male, female and disabled toilets



New shower facilities



Bike store



EPC B



**SECOND FLOOR**  
4,295 SQ FT AVAILABLE

Indicative Photo



## DESCRIPTION

Newly refurbished Grade A office building providing high quality large open plan floor plates.

**GROUND FLOOR**  
7,340 SQ FT

3125  
THORPE PARK

LOCAL AMENITIES  
AT THE SPRINGS



## LOCATION

Thorpe Park is prominently located at junction 46 of the M1, only 6 miles from Leeds city centre and less than 4 miles from the M621/M62 motorway. It is 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 Lowell Financial, Scarborough Group, Wates, Bellway and Age Partnership.

POSTCODE: LS15 8ZB



## CONNECTIVITY



By Road	Distance	Travel Time
Leeds	6 miles	16 mins
Harrogate	18 miles	35 mins
York	22 miles	30 mins
Sheffield	36 miles	50 mins
Manchester	51 miles	1 hr 10 mins



Thorpe Park Leeds has been selected by the Department of Transport as one of just three regionally significant sites to benefit from major investment for a new train station with associated park and ride facilities.

Thorpe Park Leeds sits on the trans-Pennine route across the North of England. The new train station will provide sustainable access to key towns and cities supporting economic development, job creation and new housing.

Lowell

Wates

Scarborough Group  
International

Bellway

Age Partnership



CGI of proposed Thorpe Park Leeds station



J46 M1

Lowell Financial

The Springs

Pure Retirement  
Wates  
EP Invest  
Renew Holdings

SharkNinja  
Hawkswell Kilvington

Dr Oetker UK

Pure Offices

Birds Eye

Homeserve

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BOXT

CENTURY WAY

3125

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

## LEASE TERMS

The offices are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

## VIEWINGS

For further information or to arrange a viewing, please contact the joint sole letting agents.

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