



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



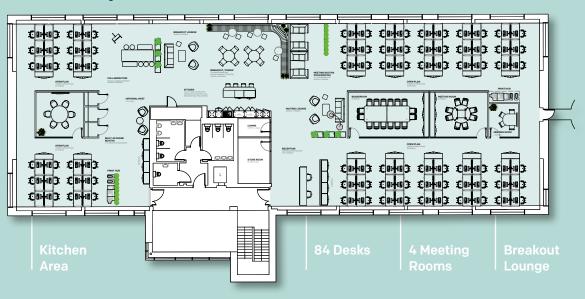
ACCOMMODATION

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
TOTAL	11,635	



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







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.



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.



CGI of proposed Thorpe Park Leeds station



LEGAL COSTS

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



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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