



.Aeris

THORPE PARK

2,400-10,700 SQ FT

OF PRESTIGIOUS GRADE A
OFFICE ACCOMMODATION

5200 Century Way, Thorpe Park, Leeds, LS15 8ZB

A

Introduction.

Elevate your workspace experience with Aeris, where sophistication seamlessly intertwines with functionality to create a premier environment. Following a recent and extensive £2 million refurbishment, Aeris presents dynamic contemporary accommodation that sets new standards. This detached office building, spanning three floors, boasts not only stylish interiors but also modern amenities to cater to your every need.

Upon entering through the striking double-height copper-clad entrance, you'll find yourself immersed in a breathtaking double-height glass atrium. This space houses the ground-level reception area and innovative co-working pods, meticulously crafted to cultivate productivity and foster collaboration.

• Coffee Bar & Meeting Pods



• Example Of Interior Office Space

At A Glance

The Springs: 2-min walk.
Leeds' premier Business Park.
47 parking spaces available.
Recently refurbished.
Outstanding connectivity.



• View From Century Way



**STRIKING
RECEPTION WITH
COFFEE BAR &
MEETING PODS**

Travel Times By Car

LEEDS CITY CENTRE

6 MILES - 19 MINS

YORK

20 MILES - 30 MINS

GARFORTH TRAIN STATION

3 MILES - 10 MINS

CROSSGATES TRAIN STATION

2 MILES - 6 MINS

LEEDS BRADFORD AIRPORT

14 MILES - 30 MINS



**NEW RAIL LINK
DUE 2025**

**LEEDS CITY CENTRE
8 MINS**

Location.

Aeris not only offers outstanding Grade A accommodation but is also strategically located in Leeds' premier business park, Thorpe Park. This prime location ensures unparalleled connectivity, as it is adjacent to the A1/M1 link off junction 46 and in close proximity to the A64 and inner ring road. Additionally, a regular shuttle bus service to Crossgates Train Station is available, while Leeds City Centre, with its myriad amenities and attractions, is a mere six miles away.

Furthermore, a new highly anticipated on-site high-frequency rail link and associated park and ride service are due to be operational by 2025, providing direct links between Thorpe Park and Leeds city centre with journey times of just eight minutes.

With its expansive 113-acre landscape boasting a myriad of vibrant public spaces and eagerly awaited sporting amenities, complemented by a diverse array of retail outlets within The Springs, Thorpe Park caters to a broad spectrum of ages and interests, establishing itself as an ideal destination for businesses and young professionals alike.



**SAT NAV
LS15 8ZB**



Our Neighbours.

Colton Mill

McDonald's, KFC, Pizza Hut, Subway, Harvester

Colton Retail Park

Sainsbury's, B&M, Argos, Pets at Home, Poundstretcher

The Springs

Retail:
Next, TK Maxx, Dunelm, Boots, Hotel Chocolat, H&M, River Island, FatFace, JD Sports, Mountain Warehouse, ODEON, PureGym.

Food & Beverage:
M&S Food Hall, Nandos, Cafe Nero, Pret a Manger

Thorpe Park

Regus, Calbee, Boost Drinks, NHS, Pharmacy 2U, Birds Eye, Dr. Oetker, Quorn, Bellway, Total, Balfour Beatty, Lowell., Age Partnership, Baird Group



.A

Accommodation.

Each floor provides efficient open plan workspaces providing aspirational space allowing occupiers a range of fit out options. The large open plan floor plates offer the opportunity for an occupier to deliver a unique office design to transform the workplace and enhance the employee experience.



Highlights.



Low Energy
LED lighting



EV Charging



Energy Efficient VRF
Air Conditioning



WC & Showers
On Each Floor



Tea &
Coffee Bar



Co-working
Paods



Excellent
Transport Links



1st Floor
Balcony



Striking New
Reception



Secure Cycle
Storage



47 Car
Parking Spaces

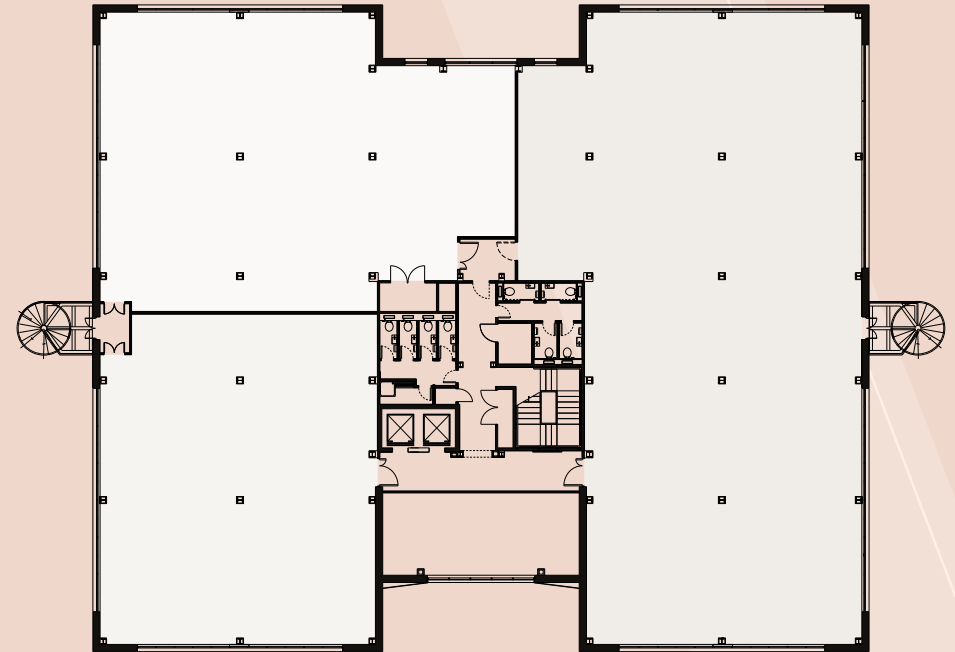
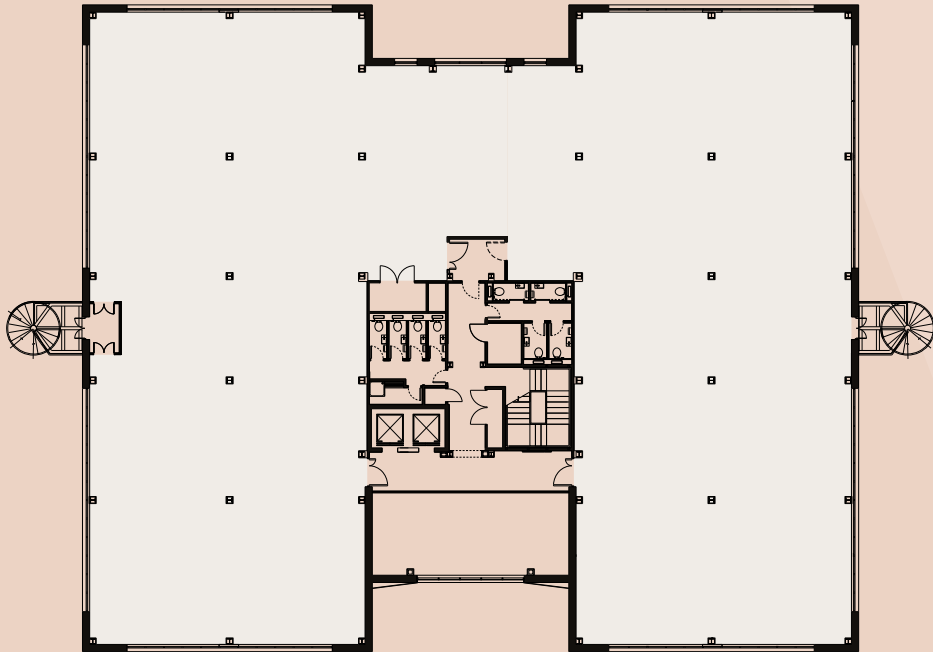


Outstanding Doorstep
Amenities

A

First Floor.

10,796 sq ft (1,003 sq m)



Full Floor	SQFT	SQM
1F Full Suite	10,796	1,003

Nominal Split	SQFT	SQM
Half Suite	5,177	481
Quarter Suite (top left)	3,000	279
Quarter Suite (bottom left)	2,465	229





• Images display generic representation of all offices on both floors



Prestigious Grade A Office Accommodation



Contact.

Terms.

Tenure.

The premises which will be refurbished prior to occupation are available to let either as a whole or in part by way of new effective FRI leases for a term to be agreed.

Rateable Value.

The suite has been assessed by the Valuation Office to have a Rateable Value of £158,000. We advise all interested to parties to make their own enquiries of the local rating authority.

EPC.

Targeting B. Further information available upon request.

Rent.

Upon application.

Viewing & Further Information.

For further information or to arrange a viewing, please contact the joint sole letting agents, **Knight Frank** or **Carter Towler**.

Strictly by prior appointment with Joint Letting Agents:



Elizabeth Ridler

+44 (0) 7500 032 855

Elizabeth.Ridler@knightfrank.com



Clem McDowell

+44 (0) 7432 013246

clemmcdowell@cartertowler.co.uk

MISREPRESENTATION ACT: Knight Frank and Carter Towler for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Knight Frank and Carter Towler cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Knight Frank OR Carter Towler has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) Knight Frank and Carter Towler will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Knight Frank and Carter Towler to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Date of particulars: April 2024.