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## To Let

2180 Century Way, Thorpe Park, Leeds LS15 8ZB

- Located in the heart of Leeds' premier business park
- Prominent Grade A office building
- 4,000 – 25,983 sq ft
- 39 dedicated car parking spaces
- Easily accessible location just off J46 of the M1

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ  
email: [leeds@knightfrank.com](mailto: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.

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 and The Springs Shopping Centre where occupiers include M&S Foodhall, Next, The Range, TK Maxx, H&M and JD Sports.

### Description

The building comprises a 2 storey detached office building finished to a Grade A specification providing predominantly open plan accommodation benefiting from the following:-

- ◆ Full access raised floors
- ◆ Air conditioning
- ◆ Male, female and disabled toilet facilities on all floors
- ◆ Shower and locker facility (first floor)
- ◆ 8 person passenger lift
- ◆ Suspended ceilings with integral LED lighting in part
- ◆ Window blinds
- ◆ Feature boardroom
- ◆ Sealed double glazed windows
- ◆ Kitchenette and a catering kitchen
- ◆ Double height communal reception



### Accommodation

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

FLOORS	SQ FT	SQ M
Reception	626	58
Ground	8,308	772
First	8,280	769
Second	8,768	815
<b>TOTAL</b>	<b>25,982</b>	<b>2,414</b>



### Car Parking

115 on site car parking spaces are available and will be allocated on a pro-rata basis.

### Terms

The offices are available either as a whole or on a floor by floor basis by way of a new effective Full Repairing and Insuring sub-lease for a term to be agreed. Alternatively, it may be possible to agree a longer lease with the Landlord subject to securing the necessary consents. Further detail available upon request.

## Rent

Upon application.

## Rates

The property has been assessed to have the following Rateable Values:

FLOOR	RATEABLE VALUE
Ground	£125,000
First	£125,000
Second	£130,000
<b>TOTAL</b>	<b>£380,000</b>

We advise all interested parties to make their own enquiries at 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 the following certifications:-

FLOOR	EPC
Ground	D(79)
First	C (73)
Second	D (87)

## VAT

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

## 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](mailto:elizabeth.ridler@knightfrank.com)

Tel: 0113 297 2427

Contact: Victoria Harris

Email: [victoria.harris@knightfrank.com](mailto:victoria.harris@knightfrank.com)

Tel: 0113 297 2448

## Subject to Contract

**Particulars: March 2024**

**Photographs: February 2020**

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- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (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 [March 2024]. Photographs and videos dated [February 2020]. ]

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