

KnightFrank.co.uk



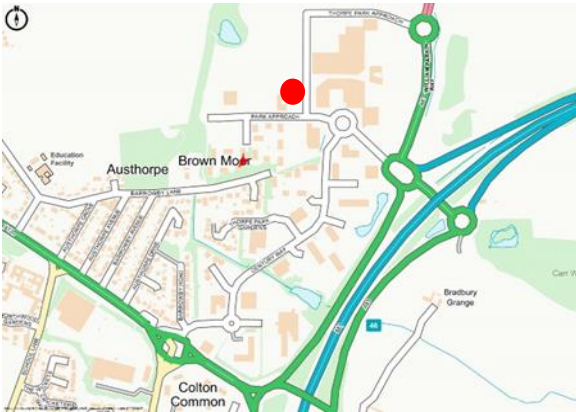
To Let

Part first floor, 1175 Thorpe Park, Century Way, Leeds
LS15 8ZB

- 8,708 sq ft (809 sq m)
- Air-conditioned offices
- 55 car parking spaces
- Junction 46 M1

0113 246 1533

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



Promap ©

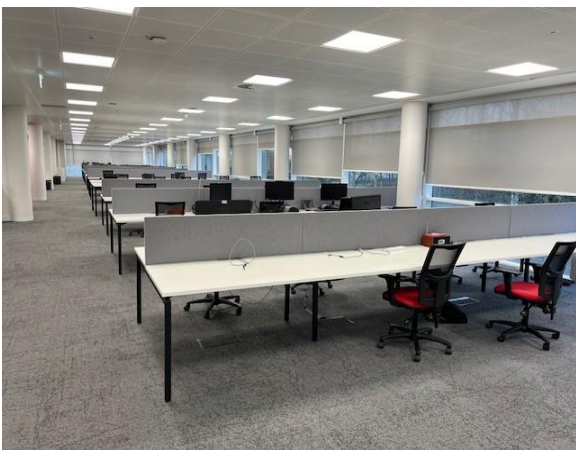
Location

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 development is also served by the new East Leeds Orbital Road (ELOR) that connects North and East Leeds to Junction 46 of the M1.

Thorpe Park offers local amenities including: Thorpe Park Hotel & Spa, The Springs Shopping Centre, Sainsbury's supermarket; Colton Retail Park and many restaurants.

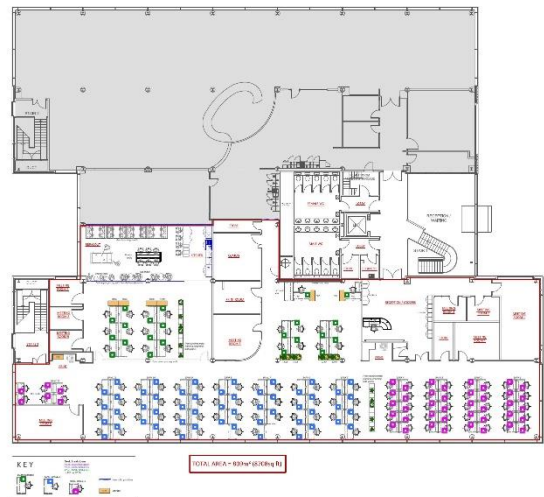


Description

The suite benefits from the following specification:-

- ◆ Feature double height reception
- ◆ Air-conditioning
- ◆ Suspended ceilings
- ◆ Full access raised floors
- ◆ Low energy LED lighting
- ◆ Window blinds
- ◆ Newly refurbished
- ◆ Shower facilities
- ◆ Passenger lift
- ◆ Series of private offices and meeting rooms
- ◆ Own generator & UPS

A plan showing the existing layout is shown below.



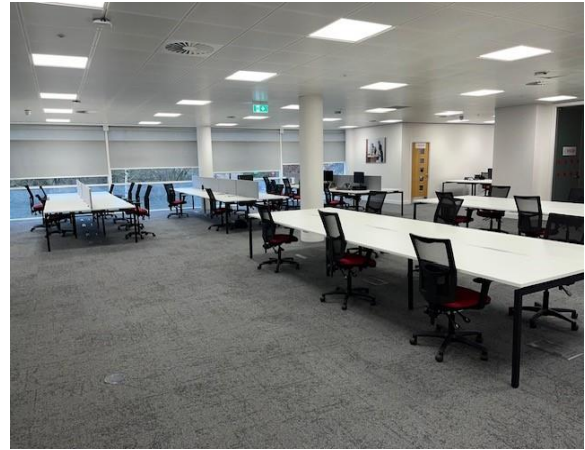
Accommodation

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

| FLOOR | SQ FT | SQ M |
|------------------|-------|------|
| Part first floor | 8,708 | 809 |

Car Parking

55 on site car parking spaces are allocated to the demise and will be allocated on a pro-rata basis.



Terms

The demise is available to let as a whole by way of a new effective sub-lease until March 2027. Alternatively, the demise is available by way of new lease direct from the Landlord for a minimum term of 5 years. Further information available upon request.

Rates

The property has been assessed to have a Rateable Value of £130,000 (rates payable £66,560).

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

Service Charge & Estate Charge

A service charge and estate charge are payable of £84,270 per annum exclusive.

EPC

The property has been assessed to have an EPC Rating of A (73). A full copy of the certificate is available upon request.

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:

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: June 2024

Photographs: January 2024

IMPORTANT NOTICE

- (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (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 [June 2024]. Photographs and videos dated [January 2024].]

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.