



To Let – Suite 1, Ground Floor

4230 PARK APPROACH, THORPE PARK, LEEDS, LS15 8GB

Property Features

- A ground floor office suite of 950 sq ft with 5 car parking spaces
- High quality, recently refurbished office space with raised access flooring
- Convenient location just off J46 M1
- Offered by way of a new lease on flexible terms

Location

Thorpe Park is Leeds' premier office park situated directly off Junction 46 of the M1 motorway. The location provides easy access to Leeds city centre which is approximately 6 miles to the east of Thorpe Park as well as direct access to the national motorway network.

In addition there is a regular shuttle bus service to and from Crossgates Train Station and Thorpe Park.

Description

4230 Park Approach is located on Phase 3 of the popular Pentagon development within the Northern quadrant of Thorpe Park. The building comprises a 2 storey semi-detached office building finished to the highest quality over ground and first floors.

The available accommodation is located on the ground floor and extends to approximately 950 sq ft.

- Impressive full height entrance area
- 2.7m clear floor to ceiling height
- Full access raised floors
- Cat 5 cabling in place
- High speed broadband into the building
- LG3 lighting
- Disabled, Male & Female toilets
- Gas fired central heating
- Set within an attractive landscaped environment
- Use of kitchen area
- On-site security and CCTV monitoring

Car parking

Suite 1, Ground Floor, 4230 benefits from 5 dedicated on-site car parking spaces

Accommodation

FLOOR	SQ M	SQ FT
Suite1, Grd Flr	88.26	950

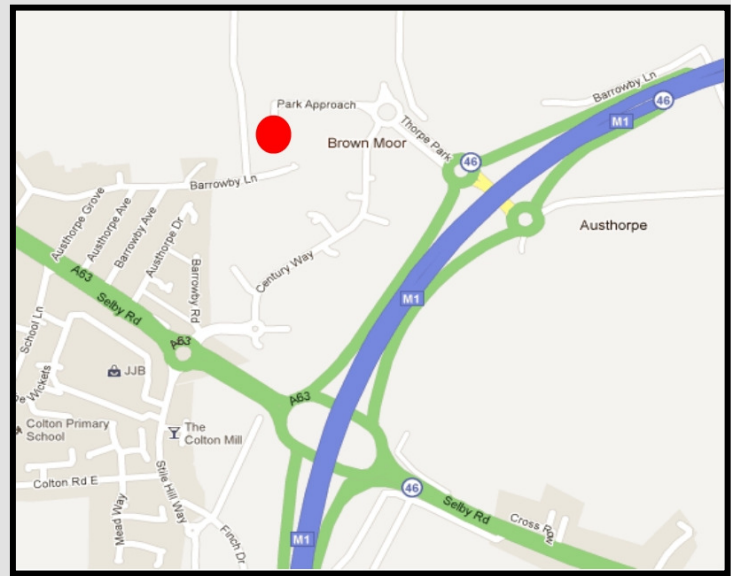
Viewing or for more Information:

Viewing is strictly by prior appointment through sole agent WSB :

Robin Beagley

Tel: 0113 234 1444 / Mob: 07733 895927

Email: rbeagley@wsbproperty.co.uk



Terms

Suite 1 is available by way of a new lease on flexible terms at a quoting rent of £16,500 per annum plus VAT.

Business Rates

The suite will require reassessing for rating purposes upon occupation.

Energy Performance

A copy of the EPC is available upon request

VAT

All rents and other figures are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction



MISREPRESENTATION ACT:

WSB Property Consultants LLP (WSB) 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) WSB 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 WSB 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) WSB 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 WSB 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.

PROPERTY CONSULTANTS
wsb
www.wsbproperty.co.uk
0113 234 1444