



1175 CENTURY WAY, LEEDS, LS15 8ZB

1175
THORPE
PARK

Newly refurbished
Grade A office space
in Leeds

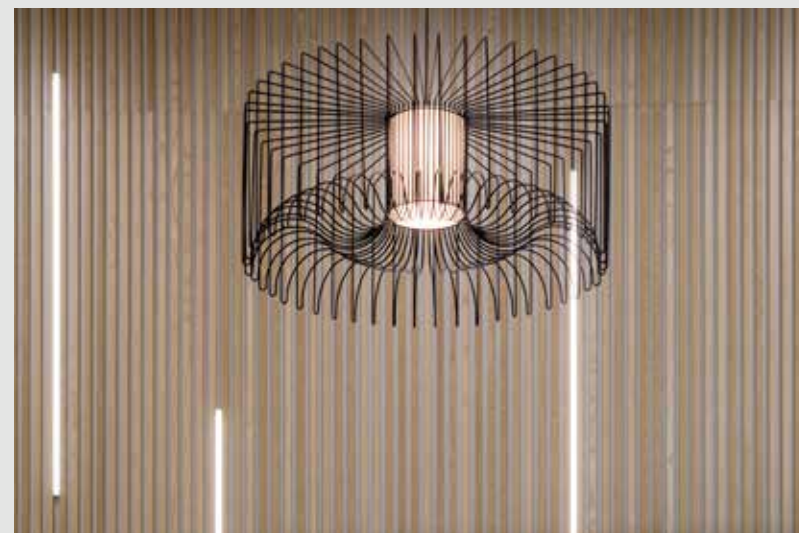


MODERN OFFICE SPACE

Newly refurbished, fully air conditioned office space available.

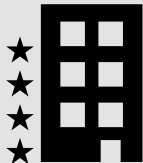
Thorpe Park Leeds is the city's most established business park with nearly 600,000 sq ft of high quality business space. Building 1175 presents occupiers with a rare opportunity to acquire newly refurbished office accommodation in the city region's key engine of further economic growth.

The park boasts a number of major corporate occupiers who have been attracted by the quality of accommodation, excellent local amenities and attractively landscaped, pleasant working environment.



MORE THAN JUST A BUSINESS PARK

Aiming to deliver nothing less than a business environment that sets the standard for the future, Thorpe Park Leeds is a community with a sense of place. Well supported with essential amenities, close to homes, and with excellent transport connections, Thorpe Park is the best of all worlds to help business and enterprise to flourish.



Thorpe Park Hotel & Spa



The Springs: M&S, PureGym, Costa, H&M, Odeon, Nando's and more...



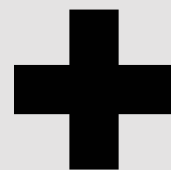
Thorpe Park Gardens



Busy Bees nursery



Chicago Town, Franco's, Greggs



Thorpe Park Clinic



Sainsbury's supermarket



Colton Mill: McDonald's, KFC, Pizza Hut, Subway, Harvester



Colton Retail Park: Argos, Boots, Next

AN EXCEPTIONAL OFFICE BUILDING

1175 Thorpe Park Leeds provides excellent, refurbished, Grade A office accommodation situated in the heart of a growing business environment with essential amenities and transport connections; the best of all worlds to help your business flourish.



New fully flexible air conditioning system



Cycle friendly with secure cycle parking



High quality hot shower facilities



Car parking ratios of 1:200



Low energy LED lighting



Excellent transport links



Newly refurbished double height feature entrance atrium



On-site tea and coffee facilities



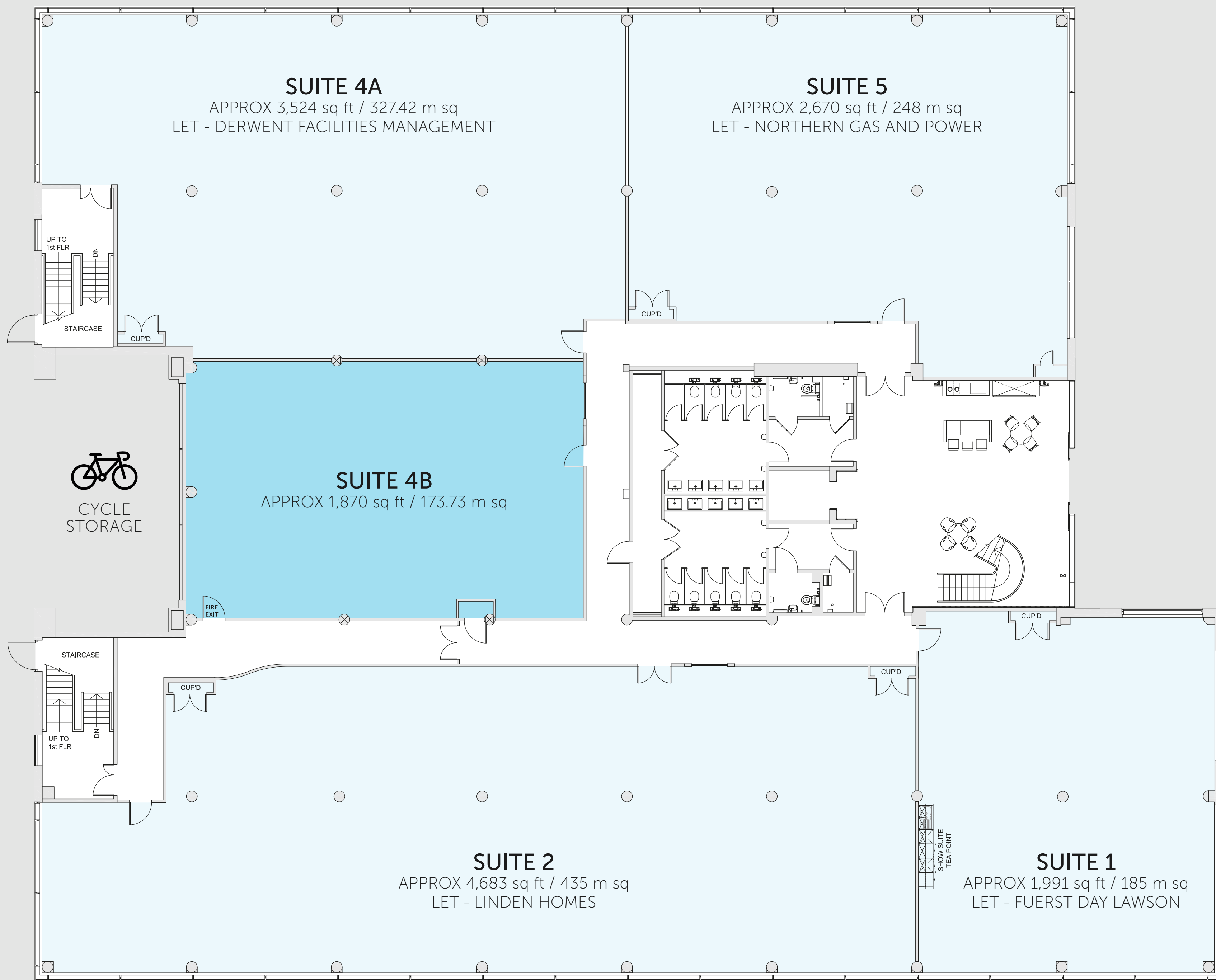
Close proximity to local facilities, ie gym etc





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REFURBISHED OFFICE SPACE ONE SUITE REMAINING

Following a substantial refurbishment, we are pleased to offer the final remaining suite of 1,870 sq ft of office accommodation further to the successful lettings illustrated on the adjacent floor plan.

In an attractively landscaped environment, the building offers appeal of a double height feature entrance and break out space with the practicality of new toilet, shower and cycle amenities.

- Feature double height reception
- Air-conditioning
- Suspended ceilings
- Full access raised floors
- LED lighting
- Excellent broadband connectivity
- Newly refurbished
- Car parking ratio of 1:200

ACCOMMODATION SCHEDULE

OFFICE	SQ.FT	SQ.M	Car Parking Spaces	AV
Suite 1	1991	185	10	Let
Suite 2	4683	435	24	Let
Suite 4A	3524	327.42	17	Let
Suite 4B	1870	173.73	11	AV
Suite 5	2670	248	13	Let



PRIME LOCATION

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 East Leeds Orbital Road (ELOR), currently under construction, is a new throughway that will connect North and East Leeds to Junction 46 of the M1, where Thorpe Park is based.

Thorpe Park is Leeds' premier office park and provides an outstanding environment, with national occupiers such as Balfour Beatty, Age Partnership, National Grid, Atkins, Valad, and BAM being located there.

On site amenities include Greggs and Franco's Italian Restaurant together with Colton Retail Park, only a short walk away, offering the likes of Sainsbury's, Boots, Next, and Argos.

The Springs, a brand new £48 million retail park, is now established at Thorpe Park. While it hosts a string of big name brands including Next, River Island, and M&S, there is also a cinema, a gym and a host of restaurants too.

SAT NAV: LS15 8ZB



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TO DISCOVER MORE PLEASE CONTACT THE AGENTS:



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