

Office

Final Suite Remaining - Air conditioned high quality office space

To Let

4240 Park Approach, Thorpe Park, Leeds, LS15 8GB



- Located in the heart of Leeds' premier business park
- Available Ground Floor Suite 2,210 sq ft (205.3 sq m)
- High quality DDA compliant building with dedicated parking
- Easily accessible location just off J46 of the M1

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

4240 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 detached office building finished to a Grade A specification with the available accommodation located on the ground.

Specification

The premises benefit from the following specification:

- Full accessed raised floors
- Suspended ceilings
- Male & female WC's on each floor
- DDA compliant
- Monitored CCTV security system
- Dedicated remotely monitored alarm system
- Dedicated kitchen facilities
- Board room and private offices

Accommodation

The property provides the following approximate net internal areas:-

Suite	Sq ft	Availability	Car Parking
Ground Floor B	2,210	Available	10

Terms

The available accommodation is available to let by way of a new effectively Full Repairing and Insuring lease on terms to be agreed.

Quoting terms available on request.

EPC

The building has an EPC rating of C (67). Formal copies of the EPC can be provided upon request.



Rateable Value

The property will require reassessment upon occupation.

VAT

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

Legal Costs

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

Viewing and Further Information

Viewing is by prior appointment with the sole agents;

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