



## 1270 Thorpe Park

1270 Century Way, Thorpe Park, Leeds, LS15 8ZB

### EXCELLENT QUALITY OFFICE ACCOMADATION IN A PRIME POSITION ON THORPE PARK

1,845 to 4,094 sq ft  
(171.41 to 380.35 sq m)

- LOCATED IN THE HEART OF LEEDS' PREMIER BUSINESS PARK
- ON-SITE CAR PARKING
- PLETHORA OF NEARBY AMENITIES
- ACCESSIBLE LOCATION JUST OFF J46 OF THE M1

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## Summary

<b>Available Size</b>	1,845 to 4,094 sq ft
<b>Rent</b>	£19.50 per sq ft
<b>Rates Payable</b>	£8.34 per sq ft
<b>Rateable Value</b>	£62,500
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (50)

## Location

Century Way sits in a prime location overlooking Junction 46 of the M1. Crossgates railway station within 1 mile and planned bus services will run through the heart of Thorpe Park Leeds, connecting to the local area and Leeds city centre. Thorpe Park also boasts that it's only a 30 minute drive to Leeds Bradford International Airport.

Thorpe Park which is Leeds' premier office park extends to approximately 170 acres and provides an outstanding working environment, which has already attracted occupiers such as Regus, Scarborough Group, Northern Gas Networks, Bellway and Age Partnership.

## Description

Currently to date, over 600,000 sq ft of office space has been successfully developed at Thorpe Park. The scheme boasts a variety of national, international and regional occupiers. Thorpe park also benefits from a plethora of amenities, such as an award winning hotel & spa, multiple bars and restaurants, the Springs Shopping centre and a gym complex.

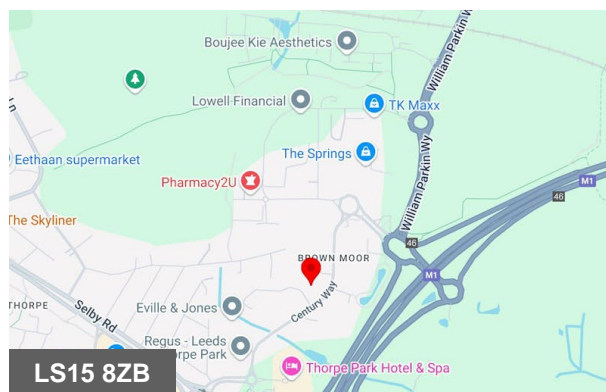
The available office accommodation benefits from the following specification features:

- Privately partitioned meeting rooms
- Kitchen facility
- Male and Female W/C's
- Reception space
- Informal breakout space
- Carpeted and decorated throughout
- LED lighting
- Secure entry system
- Raised access floors

## Accommodation

The accommodation comprises the following net internal floor areas:

Name	Floor/Unit	sq ft	sq m	Availability
Ground	Ground	1,845	171.41	Available
1st	1st	2,249	208.94	Available
<b>Total</b>		<b>4,094</b>	<b>380.35</b>	



## Viewing & Further Information



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