



## For Sale / To Let

3355 Century Way, Thorpe Park

Leeds, LS15 8ZB

- 3,006 – 6,024 sq ft
- Self-contained office building
- 26 car parking spaces

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## Location

Thorpe Park is located on the eastern side of Leeds city centre, less than a quarter of a mile away from junction 46 of the A1/M1 link, 6 miles from Leeds city centre and less than 8 miles from the M621/M62 motorway.

Thorpe Park is Leeds' premier office park and provides an outstanding environment, which has also attracted occupiers such as Balfour Beatty, The Age Partnership, National Grid and WS Atkins.

There are many on site amenities such as Greggs and Franco's with additional facilities in the form of a Sainsbury's Supermarket at Colton Retail Park, which is a 10 minute walk away; and the new 300,000 sq ft Springs leisure and retail offering where occupiers include M&S, Next, Ginos, H&M and TK Maxx.



Google Maps

## Description

3355 Century Way comprises a modern two storey brick built semi-detached office building providing good quality accommodation. The subject offices are situated on the ground and first floors that provide for the following:-

- ◆ Full access raised floors
- ◆ Double glazed windows
- ◆ Window blinds
- ◆ Kitchen
- ◆ Security shutters

## Accommodation

The first floor has been measured to have the following approximate net internal floor area:-

Floor	Size (sq ft)
Ground	3,018
First	3,006
<b>Total</b>	<b>6,024</b>

## Car Parking

26 on site car parking spaces are allocated to the demise.

## Terms

The accommodation is available to let either as a whole or on a floor by floor basis by way of a new effective FRI lease for a term to be agreed at a rent of £15.50 psf per annum exclusive. Alternatively the long leasehold is available to purchase. Price upon application.

## Rates

The offices have been assessed to have the following Rateable Values:-

Floor	Rateable Value	Rates Payable
Ground	£37,000	£18,241
First	£37,000	£18,241

The current multiplier in the pound for the financial year 2018/2019 is 49.3 pence.

## Estate Charge

An estate charge is payable in connection with the building. Details available on request.

## VAT

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

## EPC

The building has been assessed to have an EPC Rating of C (62). A copy of the full certificate is available upon request.

## Legal Costs

Each party will be responsible for its own legal costs incurred in the preparation and completion of the legal documentation.

## Viewing & Further Information

Strictly by appointment with sole agents Knight Frank:

Contact: Elizabeth Ridler

Email: [elizabeth.ridler@knightfrank.com](mailto:elizabeth.ridler@knightfrank.com)

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## Subject to Contract

**Photographs & Particulars: January 2019**

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