

# TO LET

**GROUND FLOOR OFFICE SUITE  
with GOOD PARKING**

**1,302 sq.ft.**



**4255 PARK APPROACH  
THORPE PARK  
LEEDS  
LS15 8GB**

4255 Park Approach, Thorpe Park, Leeds, LS15 8GB

## LOCATION

Thorpe Park is Leeds' premier business park. Situated on the eastern side of Leeds City Centre less than a quarter mile from J46 of the A1/M1 link and approx. 6 miles from Leeds City Centre Thorpe Park provides an outstanding business park environment with national occupiers such as IBM, Atkins, Valad and Balfour Beatty already located on-site.

On-site amenities include Greggs and Franco's Italian restaurant together with Colton Retail Park, only a short walk away, where Sainsbury's, Boots, Next and Argos are all represented.

A new mixed-use development providing retail and leisure facilities including Next, M&S Simply Food, Boots, Odeon and PureGym has recently been completed at Thorpe Park and the Thorpe Park Hotel & Spa is situated at the main entrance to the development.

## DESCRIPTION

4255 Park Approach is a modern two-storey brick--built office building providing good quality office accommodation.

The ground floor of the building is currently partitioned to provide a meeting room, private office and an open-plan office and benefits from the following specification features:-

- **Full access raised floor**
- Modern suspended ceiling
- Modern lighting
- Carpeting throughout
- Good quality decorations
- Disabled access and facilities
- Double glazed windows
- Gas central heating
- Fully fitted kitchen
- Full network cabling
- Door entry system
- Security alarm
- Air conditioning

## ACCOMMODATION

The ground floor of 4255 Park Approach provides a net internal floor area of **1,302 sq ft.**

## PARKING

There are **6 designated car parking spaces** available with the ground floor office.

## RATES

The ground floor of 4255 Park Approach has a current rateable value of £16,000.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been assessed for EPC purposes and has a rating of "B" (50). A full copy of the EPC is available upon request.

## TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed. The quoting commencing rental is to be only **£16.50 per square foot per annum exclusive**.

## FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole agent:-

**CARTER TOWLER**  
**0113 245 1447**

**Harriet Lawson**  
[harrietlawson@cartertowler.co.uk](mailto:harrietlawson@cartertowler.co.uk)

**Richard Fraser**  
[richardfraser@cartertowler.co.uk](mailto:richardfraser@cartertowler.co.uk)

(REF: HL.CM.)

Details prepared November 2020

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler, on their behalf and for the sellers or lessors of this property whose agents they are, give notice that : (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is November 2020. For information on our Privacy Policy please visit our website – [www.cartertowler.co.uk](http://www.cartertowler.co.uk)