

**OFFICE TO LET** AVAILABLE NOW - 6,347 SQ FT / COMING SOON - 9,726 SQ FT

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# 3150 CENTURY WAY

Thorpe Park, Leeds, LS15 8ZB



## Key Highlights

- Located in the heart of Leeds' premier business park
- Prominent Grade A office building
- 6,347-16,073 sq ft (590-1,493 sq m)
- 66 dedicated car parking spaces
- Easily accessible location just off J46 of the M1

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## Location

Thorpe Park Leeds offers a class leading working environment with excellent communications. 3150 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.

## Description

To date in excess of 600,000 sq.ft of office space has been successfully developed at Thorpe Park boasting a variety of national, international and regional businesses. Thorpe Park also offers an award winning 4\* hotel spa and gym complex, restaurant, coffee shop and sandwich shop with the Springs Shopping Centre now open with outlets including, Next, TK Maxx, Pure Gym, Boots and M&S foodhall.

A comprehensive site wide green travel plan has been devised and is adopted by all occupiers on site.

The building comprises a 2 storey detached office building finished to a Grade A specification providing open plan accommodation benefiting from the following:

- Raised access floors incorporating an electrak power distribution system
- Suspended ceilings incorporating LG7 compliant light fittings
- 4 pipe fan coil air conditioning
- Fully accessible lift to upper floors
- The building offers an exceptional car parking ratio of 1 space per 240 sq.ft NIA
- Double height atrium /reception area
- DDA compliant
- Shower facilities
- Cycle parking
- Secure entry system
- Access to a diverse broadband telecommunications infrastructure



## Accommodation

The offices have been measured to have the following approximate internal floor areas:

| FLOOR                           | SIZE (SQ FT)  | SIZE (SQ M)     |
|---------------------------------|---------------|-----------------|
| First (Available from Oct 2019) | 9,726         | 903.56          |
| Part Second                     | 6,347         | 32.24           |
| <b>TOTAL</b>                    | <b>16,073</b> | <b>1,493.23</b> |

## Car Parking

66 on site car parking spaces are available and will be allocated on a pro-rata basis.

## Terms

The offices are available both as a whole and on a floor by floor basis by way of new effective Full Repairing and Insuring leases for a term to be agreed at a rent of £19.00 psf pa exclusive.

## Rates

The suites have been assessed to have the following Rateable Values:

| FLOOR             | RATEABLE VALUE |
|-------------------|----------------|
| First             | £117,000       |
| Part Second Floor | £73,500        |

We advise all interested parties to make their own enquiries at the local rating authority.

## Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.

## EPC

The property has been assessed to have an EPC Rating of D (80). A full copy of the certificate is available upon request.

## VAT

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

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Viewing & Further Information

Strictly by appointment with the joint letting agents.

## Contact

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