

KnightFrank.co.uk



To Let

First Floor 4340 The Pentagon, Century Way,
Thorpe Park

Leeds, LS15 8ZB

- 1,330 sq ft (NIA)
- Comfort cooling
- 5 on site car parking spaces

0113 246 1533

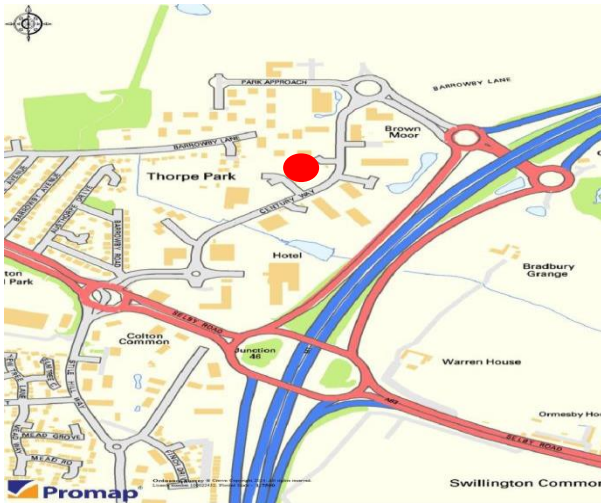
9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com

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 leisure and retail offering due to open in late 2018.



Description

4340 Century Way comprises a modern two storey brick built semi-detached office building providing good quality accommodation. The subject offices are situated on the first floor and provide for the following:-

- ◆ Full access raised floors
- ◆ Comfort cooling
- ◆ Double glazed windows
- ◆ Window blinds
- ◆ Kitchen
- ◆ Training room
- ◆ Break-out area / reception
- ◆ Two internal meeting rooms
- ◆ Open plan office area
- ◆ Passenger lift
- ◆ Male, female and disabled toilet facilities



July 2017



July 2017

Accommodation

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

Floor	Size (sq ft)
First	1,330
Total	1,330

Car Parking

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

Terms

The accommodation is available to let by way of a new effective FRI lease for a term to be agreed at a rent of £15.50 psf per annum exclusive.

Rates

The first floor has been assessed to have Rateable Value of £18,500 per annum. We recommend all interested parties to make their own enquiries of the Valuation Office.

Service Charge & Estate Charge

Both a service charge and an estate charge are 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 (73). 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

Tel: 0113 297 2427

Subject to Contract

Photographs & Particulars: July 2017 & September 2017

Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- 2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4. VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934.

Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.