

1ST FLOOR 4240 PARK APPROACH

TO LET

THORPE PARK, LEEDS, LS15 8GB



1ST FLOOR OFFICE SUITE

3,030 SQ FT

- Air-conditioning
- Fully refurbished
- Fitted Kitchen
- Open plan office
- Raised access floor
- 14 parking spaces



1ST FLOOR 4240 PARK APPROACH, THORPE PARK – 3,030 SQ FT



DESCRIPTION

4240 Park Approach is located on Phase 3 of the popular Pentagon development within the Northern quadrant of Thorpe Park. The building comprises a 2 storey detached office building finished to a Grade A specification providing open plan offices with the available space comprising the whole of the 1st floor.

This 3,030 sqft 1st floor suite has undergone a comprehensive refurbishment including new LED lighting, carpeting and decoration, a feature kitchen and refurbishment of the common parts.

LOCATION

Thorpe Park is located approximately 6 miles to the east of Leeds city centre, just off Junction 46 of the A1/M1 link and on the new East Leeds Orbital Route.

Thorpe Park is Leeds' premier office park and provides an outstanding environment, which is home to a wide range of both local and national businesses. Thorpe Park enjoys unrivalled on-site amenities with an extensive retail and leisure offering at The Springs plus two on-site hotels. The site is served by regular bus links and is part of the Leeds Strategic Cycle Network.

The Park offers a range of high quality offices within heavily landscaped grounds, each with dedicated car parking creating the perfect setting for businesses seeking office space easily accessible to the Yorkshire region and beyond.



LS15 8GB

TERMS

The suite is offered to let by way of a new Full Repairing and Insuring lease for a term to be agreed at a quoting rent of £19.00 sq ft + VAT (£57,570 p.a. exclusive).

VIEWING

To arrange a viewing or for further information please contact WSB:

Contact:

DUNCAN SENIOR
dsenior@wsbproperty.co.uk
Mob: 07888 730366

ROBIN BEAGLEY
rbeagley@wsbproperty.co.uk
Mob: 07733 895927



DISCLAIMER

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars