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To Let

First Floor, 4250 Park Approach, The Pentagon,
Thorpe Park

Leeds, LS15 8ZB

- 1,280 sq ft (NIA)
- Comfort cooling
- 6 on site 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 leisure and retail offering due to open in late 2018.



Description

4250 Park Approach 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
- ◆ 8 to 10 person meeting room
- ◆ Open plan office area
- ◆ 3 private offices
- ◆ Passenger lift
- ◆ Newly refurbished toilet facilities
- ◆ Shower
- ◆ Fully cabled



Accommodation

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

Floor	Size (sq ft)
First	1,280
Total	1,280

Car Parking

6 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 £16,000 per annum. We recommend all interested parties to make their own enquiries of the Valuation Office.

Service Charge & Estate Charge

Both a service charge to include for broadband and an estate charge are payable in connection with the building. Details available on request.

Furniture

If required the furniture in the suite that includes for a board room table and chairs is available to purchase or rent by way of a separate agreement. Further information available upon 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

Tel: 0113 297 2427

Subject to Contract

Photographs & Particulars: September 2017

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