

TO LET

**GROUND FLOOR OFFICE SUITE
with GOOD PARKING**

10,295 – 16,135 sq.ft.



**2200 CENTURY WAY
THORPE PARK
LEEDS
LS15 8ZB**

2200, Century Way, 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 Wates, Atkins, Pharmacy2U 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

2200 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 suite, canteen area and an open-plan office and benefits from the following specification features:-

- **Full access raised floor**
- **Meeting room suite with glazed partitions**
- **Air conditioning**
- Two large, fully fitted kitchen / break out areas
- Modern suspended ceiling
- LED lighting
- Carpeting throughout
- Disabled access and facilities
- Double glazed windows
- Fully fitted kitchen
- Full network cabling
- Door entry system
- Security alarm
- High speed internet

ACCOMMODATION

The ground floor of 2200 Century Way provides a net internal floor area of **16,135 sq ft**. We are able to offer split options from **10,295 sq ft**.

PARKING

We are able to offer **1 designated car parking space per 174 sq ft** with the ground floor office.

RATES

The offices will need to be reassessed for rating upon the completion of the sub-division works, however at the present time the rateable value of the property is £10.22 per sq ft.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been assessed for EPC purposes and has a rating of "D" (83). A full copy of the EPC is available upon request.

TERMS

The accommodation is available by way of a sub lease for a term to be negotiated and agreed. The quoting commencing rental is to be only **£15.00 per square foot per annum exclusive**.

FURTHER INFORMATION / VIEWING

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

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