



## 3175 Century Way

Thorpe Park, Leeds, LS15 8ZB

### **EXCELLENT QUALITY GROUND FLOOR OFFICE SUITE in PRIME POSITION on THORPE PARK**

**2,550 sq ft**  
(236.90 sq m)

- GRADE A SPECIFICATION
- HIGH QUALITY FIT OUT
- IDEAL LOCATION
- ON-SITE CAR PARKING
- PLETHORA OF NEARBY AMENITIES
- SHOWER FACILITIES

# 3175 Century Way, Thorpe Park, Leeds, LS15 8ZB

## Summary

<b>Available Size</b>	2,550 sq ft
<b>Rent</b>	£23 per sq ft
<b>Rates Payable</b>	£7.42 per sq ft
<b>Car Parking</b>	There is on-site car parking available. Please contact the sole letting agent for further information.
<b>VAT</b>	Applicable
<b>EPC Rating</b>	C (53)

## Location

Thorpe Park is prominently located at junction 46 of the M1, only 6 miles from Leeds city centre and less than 4 miles from the M621/M62 motorway. It is a 30 minute drive to Leeds Bradford International Airport.

Thorpe Park which is Leeds' premier office park extends to approximately 170 acres and provides an outstanding working environment, which has already attracted occupiers such as Regus, Scarborough Group, Northern Gas Networks, Bellway and Age Partnership.

## Description

Grade A office accommodation benefitting from the following specification features:

- Pleasant reception area with on-site commissionaire
- Existing high quality fit-out including glass partitioned meeting rooms
- LED lighting
- Air conditioning
- Access raised floors
- Full height windows
- DDA access
- Shower facilities

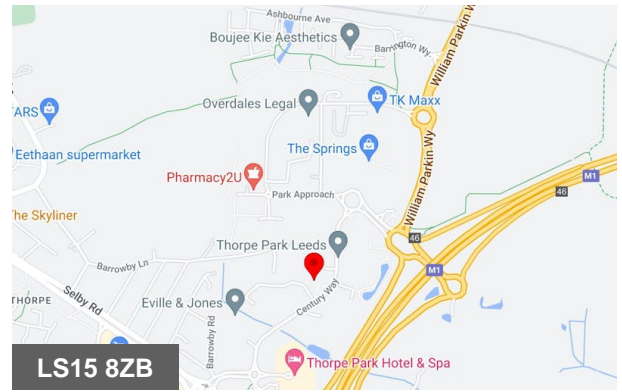
## Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Suite - Ground Floor	2,550	236.90	Available
<b>Total</b>	<b>2,550</b>	<b>236.90</b>	

## Terms

The accommodation is available by way of an assignment of the current lease or a new lease for a term of years to be negotiated and agreed.



## Viewing & Further Information



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