

3125
THORPE PARK

CENTURY WAY, LEEDS, LS15 8ZB

GRADE A OFFICES
FROM 2,105 - 7,340 SQ FT
TO LET



3125

LEEDS CITY
CENTRE

3125
THORPE PARK

The Springs*



GRADE A OFFICES IN LEEDS'
PREMIER BUSINESS PARK
WITH SUBSTANTIAL ON SITE
AMENITIES AT THE SPRINGS
RETAIL DEVELOPMENT



Grade A Office
Building



Double Height
Reception



Newly
Refurbished



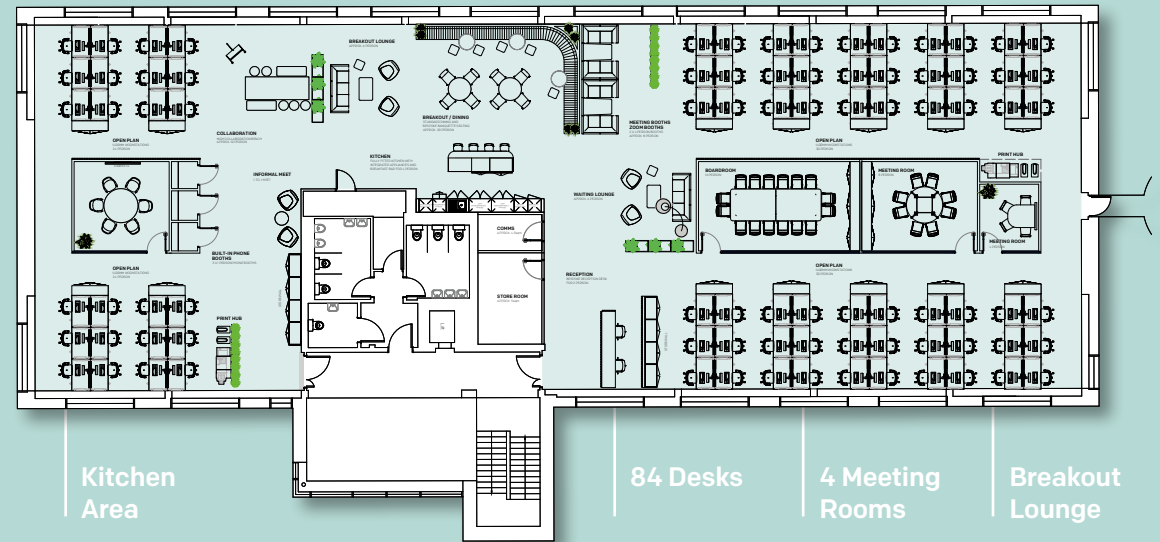
On Site Car
Parking at a Ratio
of 1:230 sq ft

ACCOMMODATION

The accommodation has been measured to have the following approximate net internal floor areas:

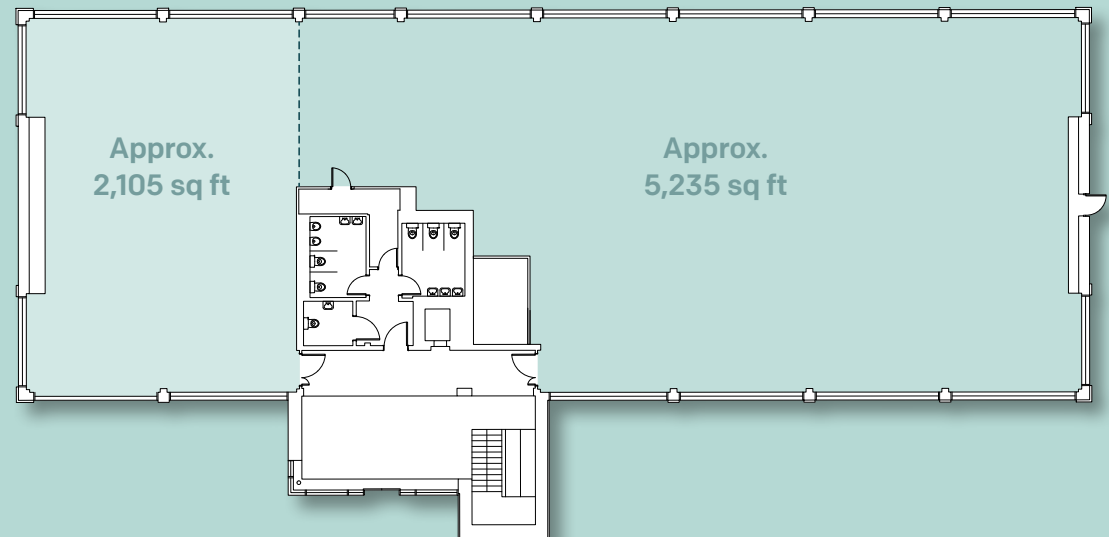
FLOOR	SIZE (SQ FT)	AVAILABILITY
Ground	2,105 - 7,340	Available

Indicative Full Floor Space Plan



The newly refurbished reception area.

Ground Floor Indicative Split Options



SPECIFICATION



Large open plan floor plates



VRF air conditioning



LED lighting



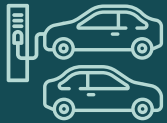
Raised access floors



Suspended ceilings



Double height reception



Onsite car parking with EV charging



New male, female and disabled toilets



New shower facilities



Bike store



EPC A (23)



SECOND FLOOR
FULLY LET



DESCRIPTION

Newly refurbished Grade A office building providing high quality large open plan floor plates.

GROUND FLOOR
2,105 - 7,340 SQ FT

3125
THORPE PARK



**LOCAL AMENITIES
AT THE SPRINGS**



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 Lowell Financial, Scarborough Group, Wates, Bellway and Age Partnership.

POSTCODE: LS15 8ZB



Lowell

Wates

Scarborough Group
International

Bellway

Age Partnership



Thorpe Park Leeds has been selected by the Department of Transport as one of just three regionally significant sites to benefit from major investment for a new train station with associated park and ride facilities.

Thorpe Park Leeds sits on the trans-Pennine route across the North of England. The new train station will provide sustainable access to key towns and cities supporting economic development, job creation and new housing.



CGI of proposed Thorpe Park Leeds station



Lowell Financial

The Springs

Dr Oetker UK

SharkNinja
Hawkswell Kilvington

Pure Retirement
Wates
EP Invest

J46 M1

Pure Offices

Homeserve

3125
THORPE PARK

Birds Eye

BOXT

CENTURY WAY

3125

EPC

The property has an EPC rating of A (23).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

LEASE TERMS

The offices are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

VIEWINGS

For further information or to arrange a viewing, please contact the joint sole letting agents.

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