

TO LET – GROUND FLOOR OFFICE

4320 PARK APPROACH, THORPE PARK, LEEDS, LS15 8GB

**Mason
Partners**



**High quality office suite on
this popular and well located
business park**

**3,076 sq ft
(285.77 sq m)**

- Available by way of a new lease from March 2023
- Raised access flooring and air conditioning
- DDA Compliant
- Monitored CCTV security
- Kitchen area
- Easily accessible from M1 J46 & Leeds city centre
- Subject to refurbishment

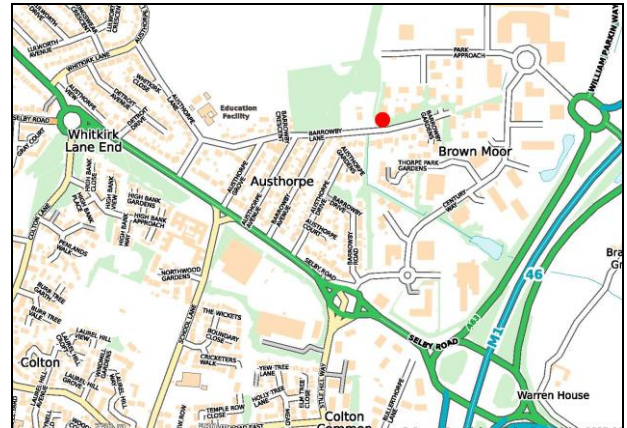
0151 227 1008

masonpartners.com

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LOCATION

Thorpe Park is located approximately 6 miles to the east of Leeds city centre, just off J46 of the A1/M1 link as well as the new East Leeds Orbital. Thorpe Park is Leeds' premier office park and is home to a diverse range of businesses attracted by the outstanding environment, the extensive on-site amenities and facilities plus the ease of access to the wider Yorkshire region & beyond.

The Business Park offers a range of high-quality office buildings, in a fully landscaped setting, each with dedicated car parking, complemented by an extensive retail and leisure offering at The Springs plus an on-site hotel and restaurants.

DESCRIPTION

4320 Park Approach is located within the Northern quadrant of Thorpe Park and comprises a 2 storey detached office building finished to a Grade A specification. The available suite comprises the entire ground floor and provides high quality office space extending to approximately 3,076 sq ft with dedicated car parking for 12 vehicles.

ACCOMMODATION

Ground Floor 3,076 sq ft (285.77 sq m)

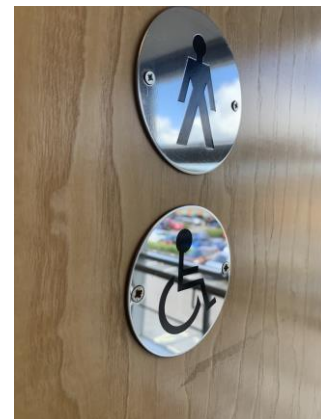
TERMS

The accommodation is available from March 2023 by way of a new effectively Full Repairing and Insuring lease for a term to be agreed at a quoting rent of £18.50 per sq ft per annum exclusive.

SUMMARY

Available size	3,076 sq ft
Rent	£18.50 per sq ft pax
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (94)

SUBJECT TO CONTRACT
November 2022



VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the agents:-

Mason Partners LLP:

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