

# TO LET

**FIRST FLOOR AIR-CONDITIONED  
OFFICES with GOOD PARKING**

**1,305 sq.ft.**



**4335 PARK APPROACH  
THORPE PARK  
LEEDS  
LS15 8GB**

4335 Park Approach, 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 IBM, Atkins, Valad 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

4335 Park Approach is a modern two-storey brick--built office building providing good quality office accommodation.

The first floor is currently partitioned to provide a meeting room, 2 x private offices, comms room, kitchen area and an open-plan office and benefits from the following specification features:-

- Full access raised floor
- Modern suspended ceiling
- LED lighting
- Carpeting throughout
- Good quality decorations
- Disabled access and facilities
- Double glazed windows
- Gas central heating
- Fully fitted kitchen
- Full network cabling
- Door entry system
- Security alarm
- **Air conditioning**

## ACCOMMODATION

First Floor **1,305 sq ft** (net internal floor area)

## PARKING

There are **6 designated car parking spaces** available for the first floor of 4335 Park Approach.

## RATES

The first floor at 4335 Park Approach has a current rateable value of £17,250.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been assessed for EPC purposes and has a rating of "C" (72). A full copy of the EPC is available upon request.

## TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed. The quoting commencing rental is to be only **£17.50 per square foot per annum exclusive**.

## FURTHER INFORMATION / VIEWING

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

**CARTER TOWLER**  
**0113 245 1447**

**James Jackson**  
[jamesjackson@cartertowler.co.uk](mailto:jamesjackson@cartertowler.co.uk)

**Clem McDowell**  
[clemmcdowell@cartertowler.co.uk](mailto:clemmcdowell@cartertowler.co.uk)

(REF: JJ.CM.)

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