
THORPE PARK LEEDS

3150

CENTURY WAY

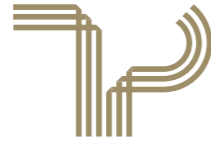
TO LET

PROMINENT GRADE 'A' OFFICE BUILDING WITH PART SECOND FLOOR AVAILABLE



6,347 SQ FT (589 SQ M) WITH 26 CAR PARKING SPACES

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To date in excess of 600,000 sq.ft of office space has been successfully developed at Thorpe Park boasting a variety of national, international and regional businesses. Thorpe Park also offers an award winning 4* hotel spa and gym complex, restaurant, coffee shop and sandwich shop and has plans to expand further its 'on site' amenity to complement the current facilities. The site is adjacent to Boots, Sainsburys, Argos and various food and drink outlets.

Outline Planning Consent has been granted on the wider estate for up to 400,000 sq ft of amenity uses which include Hotel, Cafes, Bars and Restaurants as well as a Food Store and Non Food Retail.

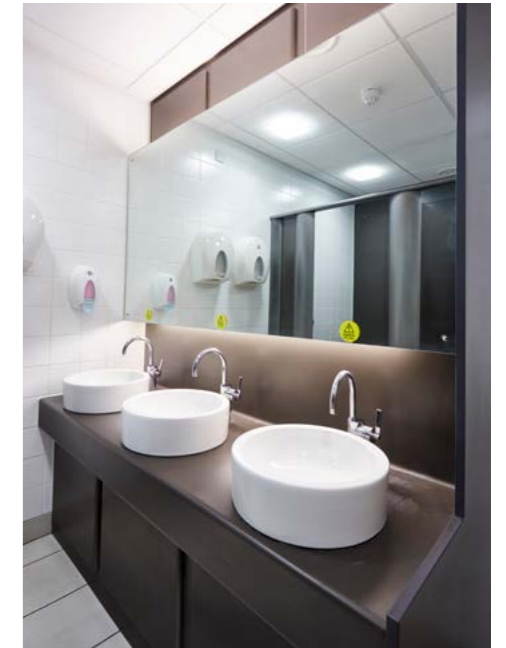
A comprehensive site wide green travel plan has been devised and is adopted by all occupiers on site.

**SET IN A VIBRANT & ENGAGING
BUSINESS COMMUNITY**

BUILDING SPECIFICATION

- 2.7m floor to ceiling height
- Raised access floors incorporating an electrak power distribution system
- Suspended ceilings incorporating LG7 compliant light fittings
- 4 pipe fan coil air conditioning
- Fully accessible lift to upper floors
- The building offers an exceptional car parking ratio of 1 space per 240 sq.ft NIA
- Double height atrium /reception area
- DDA compliant
- Shower facilities
- Cycle parking
- Secure entry system
- Access to a diverse broadband telecommunications infrastructure
- EPC rating D

**SECOND FLOOR 6,347 SQ FT
(589 SQ M) WITH 26 CAR PARKING SPACES**





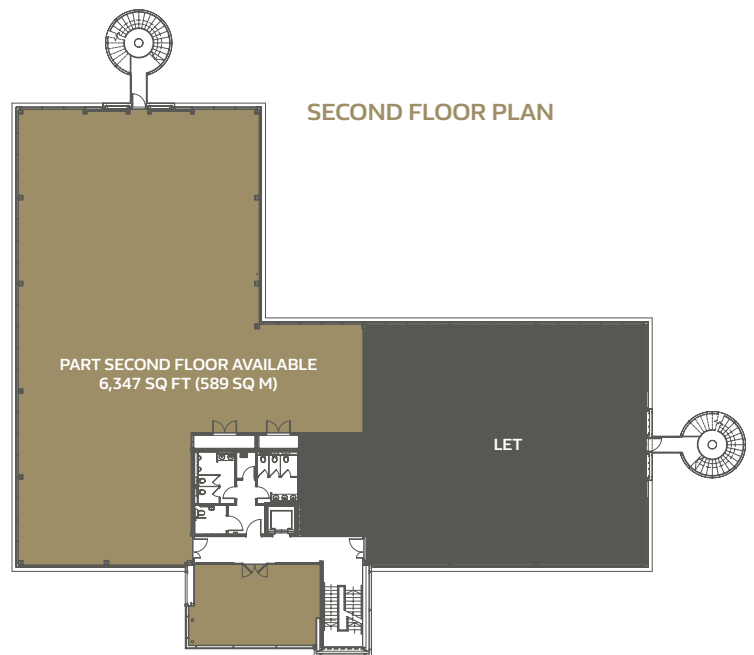
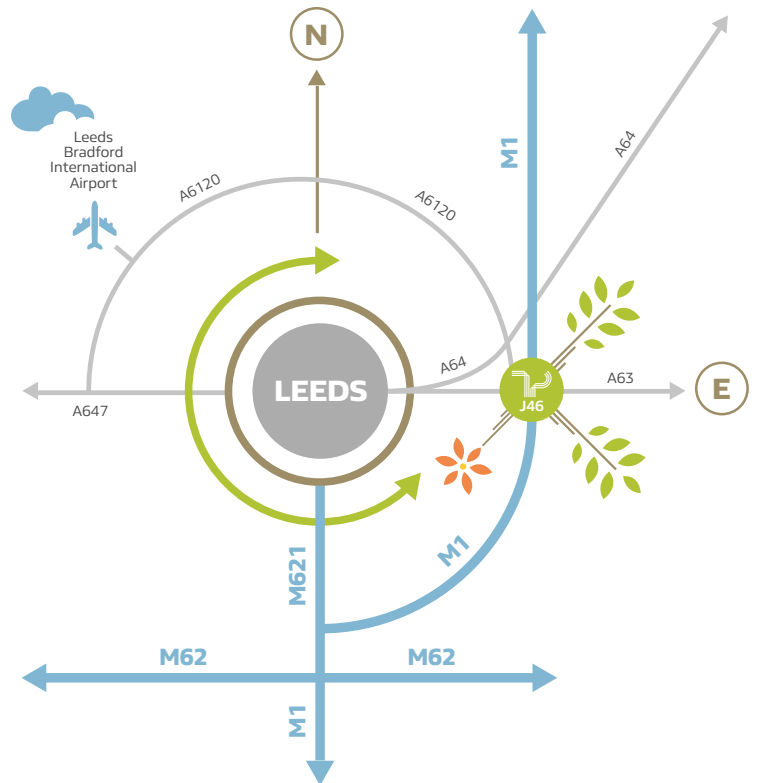
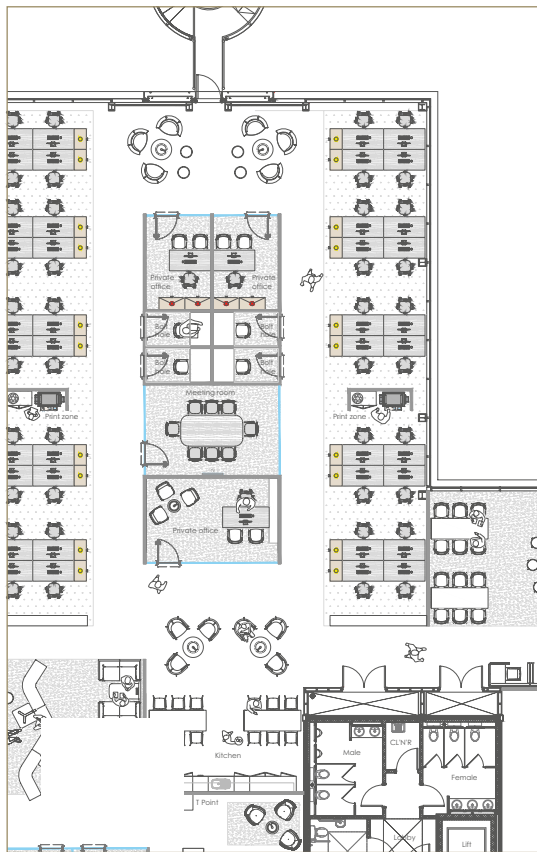
Sat Nav reference LS15 8ZB.

THORPE PARK LEEDS

Thorpe Park Leeds offers a class leading working environment with excellent communications. 3150 Century Way sits in a prime location overlooking Junction 46 of the M1. Crossgates railway station within 1 mile and planned bus services will run through the heart of Thorpe Park Leeds, connecting to the local area and Leeds city centre.

SPACE PLANNING: LOW DENSITY

- Agile design
- Approx 60 person office
- 3 Private offices
- Boardroom
- 4 meeting rooms
- Reception
- Post room
- Open plan kitchen



Contacts

For further information visit the web site www.thorpeparkleeds.com

JLL
0113 261 6205
Richard.Bean@eu.jll.com

Cushman & Wakefield
0113 233 8872
Bruce.Edmondson@cushwake.com

BNP Paribas
0113 237 6683
Iain.Cairns@bnpparibas.com



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