

ThorpeParkLeeds

A European Business Destination

3150

A three storey Grade 'A' office building with road and motorway frontage and internal open plan configuration - offering prospective tenants maximum flexibility. Ground and first floors let to *Coors*.



Last remaining floor
To Let – 2nd Floor
Suites available from 2,135 sq.ft (198 sq.m) to 10,286 sq.ft (955 sq.m)
Up to 44 car parking spaces

[Working in Harmony.co.uk](http://WorkinginHarmony.co.uk)

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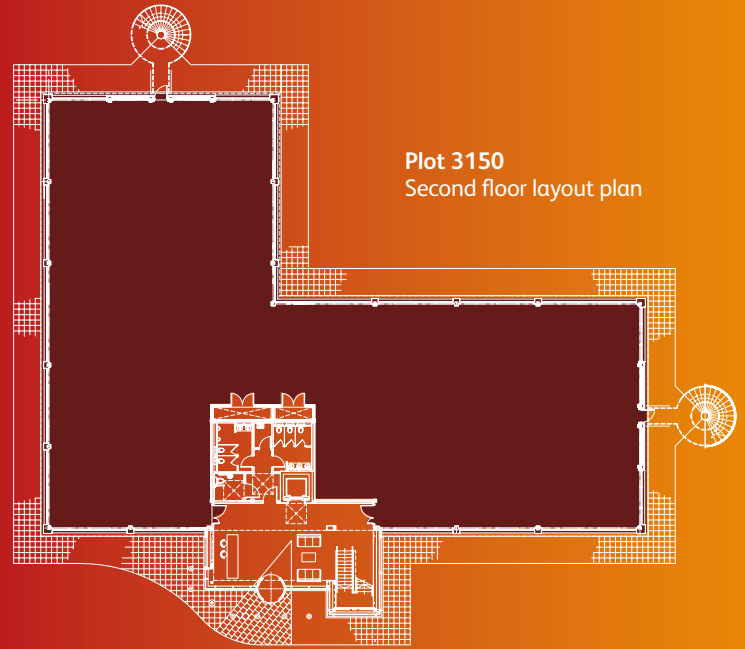
3150

The Building

A modern three storey building, provides open plan, column free floor plate.

Specification

- 2.7m floor to ceiling height
- Raised access floors
- 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 235 sq.ft NIA
- Double height atrium/reception area
- DDA compliant
- Shower facilities
- Cycle parking
- Secure entry system
- Access to a diverse broadband telecommunications infrastructure



Travel Times

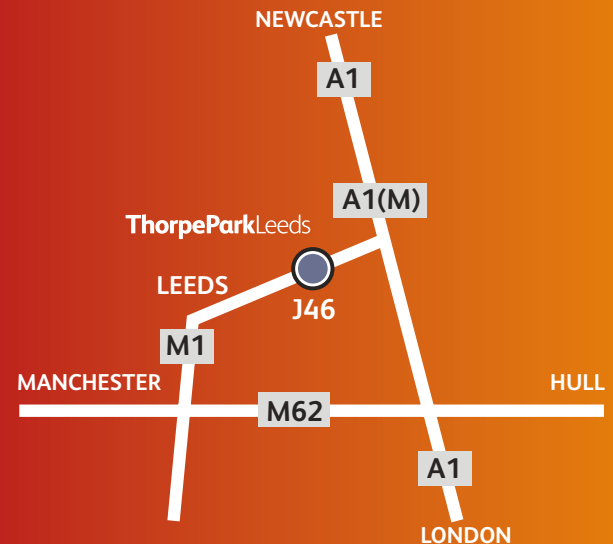
Destination	Time taken by train	Time taken by car
Birmingham	1 hr 58mins	2hr 15mins
Edinburgh	3hr 4mins	4hr 16mins
Hull	55mins	1hr 8mins
Leeds	7mins	15mins
London	2hr 6mins	3hr 40mins
Manchester	54mins	58mins
Newcastle	1 hr 27mins	1 hr 45mins

Thorpe Park

Thorpe Park is one of the leading and most prominent business parks in the North of England – strategically located on the outskirts of Leeds adjacent to the M1 motorway in close proximity to both the A1 and M62 motorways. The development extends to some 270 acres and benefits from planning consent for 1.8 million sq.ft of office accommodation, together with an adjacent 100 acre “Green Park”.

To date in excess of 600,000 sq.ft of office space has been successfully developed boasting a variety of national, international and regional businesses. Thorpe Park also boasts 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.

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



A Development By:



www.scarboroughgroup.com

Managed By:



www.valad.com.au

All Enquiries:



Working in Harmony.co.uk

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