

3320

Unit 3320, Grade 'A' Offices To Let. Ground floor suite available
1,542 sq ft to 3,084 sq ft (143.25 sq m to 286.51 sq m)
with 19 car parking spaces



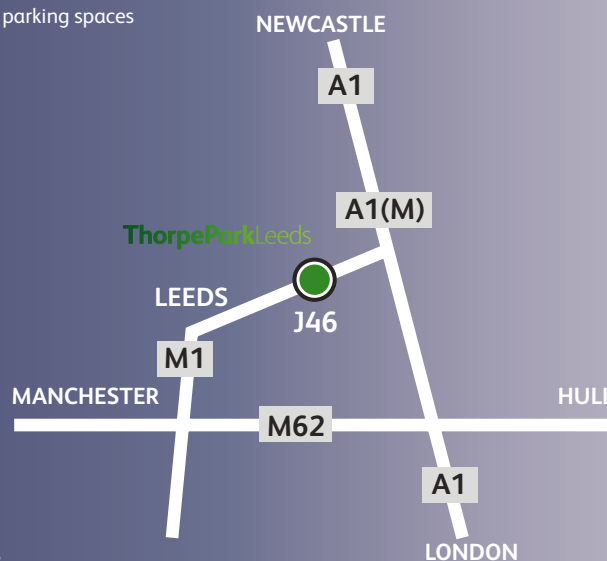


The Building

The subject premises were constructed in 2003 and comprises the ground floor of a two storey office unit with brick elevations and a pitched tile roof.

The premises benefits from the following features:

- Male and female WCs with shower facilities
- Fully raised access floors providing 150mm void
- Double glazed aluminium framed windows
- Suspended ceiling
- Recessed category 2 lighting
- Gas fired central heating
- 8 person passenger lift
- 19 car parking spaces



Thorpe Park - The Location

Thorpe Park is prominently located on the north side of Leeds adjacent to Junction 46 of the M1 motorway. To date in excess of 600,000 sq ft of office space has been successfully developed as part of a 1.8 million sq ft masterplan.

A tranquil environment has been created at Thorpe Park via attractive landscaping, planting and water features. Amenities onsite include the award winning Thorpe Park Hotel, which provides a restaurant, conference facilities, a swimming pool, gym and spa. Further amenities are planned for the park with a Brio restaurant, and Greggs having recently opened.

The Colton Mill Retail and Leisure Park sits on the opposite side of the A6120, which is anchored by a Sainsburys and boasts a impressive tenant line up including Boots, Next and Argos. There is also a Travelodge hotel and food outlets including KFC, McDonalds and Pizza Hut.

Accommodation

The ground floor open plan accommodation extends to 3,084 sq ft. The floor can sub-divide to a smaller suite from 1,542 sq ft

Lease Terms

The subject accommodation is available on an effective full repairing and insuring lease for a term of years to be agreed. Rent on application.

Rates

The ingoing tenant will be responsible for all rates and taxes levied upon the accommodation. We advise that the ingoing tenants make their own enquiries with the locating rating authority (0113 2466983).

Service Charge

The ingoing tenant will be responsible for an estates and service charge levied by the landlord, details of which are available on application.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by the letting agents will be deemed to be exclusive of VAT.

Legal

Each party will be responsible for their own legal costs incurred in connection with this transaction.

A Development By:



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