
3150

THORPE PARK LEEDS



PROMINENT GRADE A OFFICE BUILDING. GROUND AND FIRST FLOORS AVAILABLE FROM 5,475 SQ FT TO 15,385 SQ FT WITH 64 CAR SPACES.

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.



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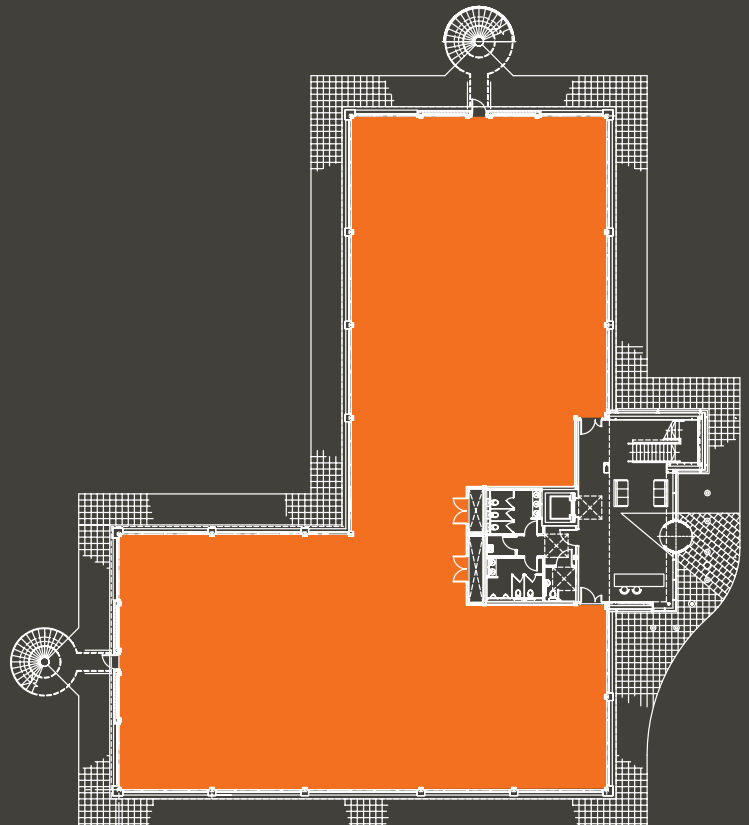
- 2.7m floor to ceiling height
- Raised access floors incorporating an electrak power distribution system
- Suspended ceilings incorporating LG7 compliant light fittings
- 4 pipe fan coil air conditioning
- Fully accessible lift to upper floors
- The building offers an exceptional car parking ratio of 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

Accommodation

Ground	9,910 sq ft	920 sq m
First	5,475 sq ft	508 sq m
Total	15,385 sq ft	1,428 sq m

64 car spaces: one space per 240 sq ft

Ground Floor Layout



31500

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”.



TRAVEL TIMES

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

CONTACT



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