

TO LET

**M** Nabarro  
McAllister

High Quality Office Accommodation

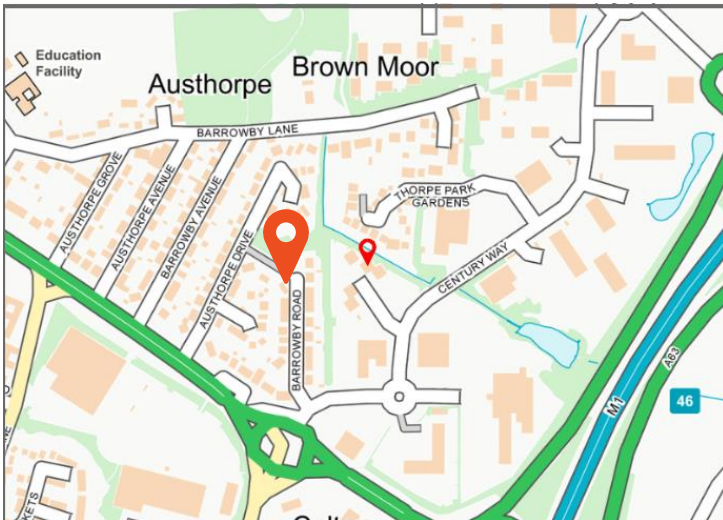
1270 CENTURY WAY, THORPE PARK, LEEDS, LS15 8ZB



- Leeds Premier Business Park
- 20 On-Site Car Parking Spaces
- Nearby Retail Park just off Junction 46 of the M1

£79,850  
4,094 sq. ft.  
(380.35 m<sup>2</sup>)

# 1270 CENTURY WAY, THORPE PARK, LEEDS, LS15 8ZB



## LOCATION

The property stands in a prime location adjacent to Junction 46 of the M1 on the Thorpe Park Office Development. There is easy access to the M1 motorway via Junction 46 and the suburban centre of Crossgates where its railway station is also readily accessible.

## DESCRIPTION

The property comprises a 2 -storey office building in the extremely popular Thorpe Park Development with nearby occupiers comprising Regus, Scarborough Group, Northern Gas Networks, Bellway, Age Partnership and the Thorpe Park Hotel. The property is built around a steel frame with walls faced externally in brick with rendered relief panels and aluminium and glazed curtain walling with some timber cladding under a metal pitched roof. The property has 20 car parking spaces.

## ACCOMMODATION

	m2	ft2
<b>Ground Floor Office</b>	171.41	1,845
<b>First Floor Office</b>	208.94	2,249
<b>TOTAL</b>	<b>380.35</b>	<b>4,094</b>

- Private partition meeting rooms.
- Kitchen facility.
- Disabled male and female W. C's.
- Carpeting and decorating throughout.
- LED lighting.
- Secure entry system.
- Raised access floor.

## SERVICES

The property benefits from all main services. No test of the services has been made. Purchasers should rely on their investigations.

## RATEABLE VALUE

The property has the below entry in the 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2023)	Estimated rates payable
62,500	31,250

## PLANNING

The property has been used as office accommodation since its construction. Purchasers should make their own enquiries with the Local Authority.

## TERMS

The property is offered on a new 5-year lease or multiples of 5 years at a commencing rent of £79,850 per annum.

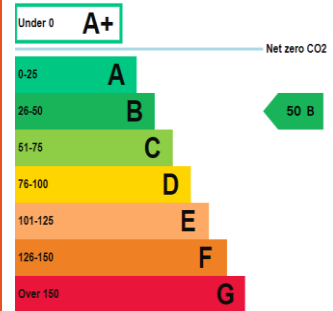
## VAT

Our client advises that VAT is chargeable on this transaction. Your legal advisors should verify.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC



## JOINT AGENTS

Carter Towler  
Telephone 0113 2451447

## VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)  
[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

REF: September 2024

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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