

AWS

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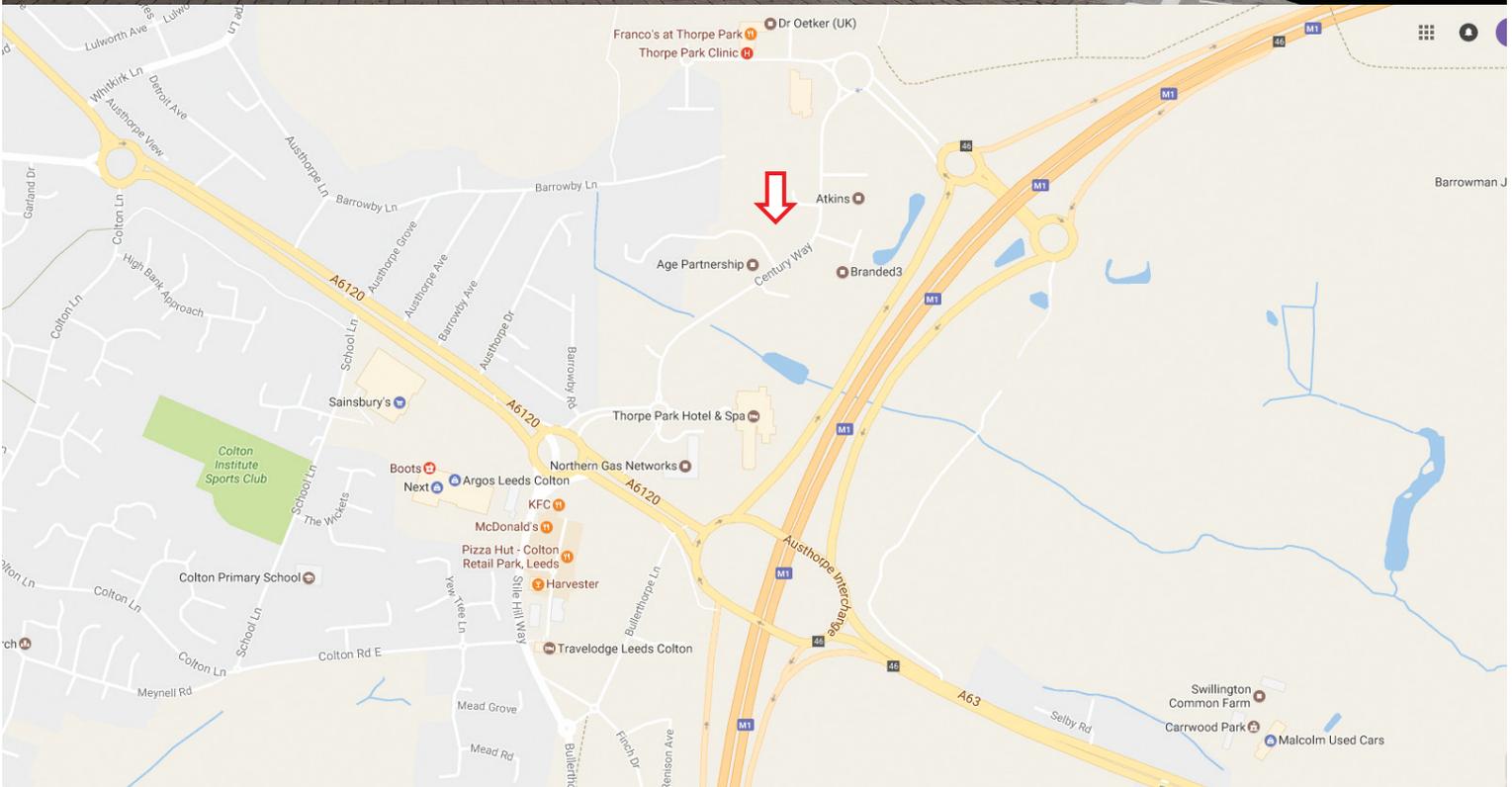
FOR SALE (MAY LET)

OFFICE UNIT

GROUND FLOOR, 3370 CENTURY WAY,

THORPE PARK, LEEDS, LS15 8ZB

• 1,732 SQ FT (161 SQ M)



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LOCATION

Thorpe Park is the City's most important Business Park, situated at junction 46 of the M1, 6 miles to the east of Leeds City Centre and within easy reach of its suburbs and in an excellent position for access to the whole of the West Yorkshire conurbation.

DESCRIPTION

The subject property is the ground floor of a modern, high quality office unit, providing the following:

- Full access raised floor
- Modern suspended ceiling
- Cat II lighting
- Carpeting throughout
- Good quality décor
- DDA compliant
- Fully fitted kitchen
- 8 CAR PARKING SPACES

The accommodation is split down commensurate with the former occupiers use and comprises a large open plan general office, 4 private offices, board room, server room and a kitchen.

ACCOMMODATION

The property has a net internal area of 1,732 sq ft (161 sq m).

PLANNING

The property has planning consent for B1 use.

RATEABLE VALUE

We understand the rateable value of the property to be £25,937.

We would suggest that any interested parties make their own enquiries to confirm this figure with the Valuation Office.

SERVICE CHARGE & INSURANCE

A service charge is payable in connection with the building and details can be made available to interested parties.

TERMS

The property is available for sale, although our Clients may consider a leasehold arrangement.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

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VIEWING

By appointment with the Sole Agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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