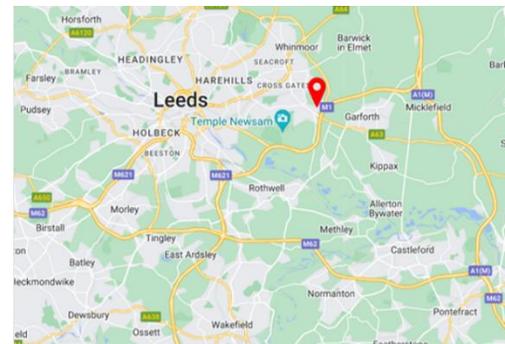




**Fully fitted Grade A office accommodation
2,347 sq ft (218 sq m) - 10,580 sq ft (982.9 sq m)**

Property Highlights

- Recently refurbished Grade A offices
- Prime business park location
- Fully fitted options and splits available
- EPC B
- Generous on-site car parking provision
- Excellent transport links
- Walking distance to the vast retail and leisure offering at the Springs



For more information, please contact:

Sam Jamieson
07385 411183
sam.jamieson@cushwake.com

Amelia Weston
07385 688121
amelia.weston@cushwake.com

St Paul's House,
23 Park Square South,
Leeds,
LS1 2ND

AVAILABLE NOW

GROUND FLOOR, AERIS
3200 CENTURY WAY, THORPE PARK
LEEDS LS15 8ZB

Location

Aeris is located six miles from Leeds City Centre in Leeds' premier mixed-use business park, Thorpe Park, offering excellent connectivity, situated adjacent to the A1/M1 link off Junction 46 and in close proximity to the A64 and the inner ring road.

A new highly anticipated on-site rail link and associated park and ride service are due to be operational soon, providing direct links to Leeds City Centre in a journey time of eight minutes.

Description

Aeris is a modern three-storey office building which has recently undergone a full refurbishment to provide the following high-quality specification:

- Striking new reception
- Communal pods and tea & coffee bar
- Fit-out in-situ
- Low energy LED lighting
- Energy efficient VRF air conditioning
- WCs and shower facilities on each floor
- Car parking with EV charging points
- Secure cycle storage

The ground floor provides fully fitted accommodation including kitchen and break-out areas, meeting rooms and board room and collaborative working areas.

Accommodation

The available floor provides the approximate Net Internal Area of 10,580 sq ft (923.7 sq m). Suites are available from 2,347 sq ft (218 sq m).

Terms

The ground floor is available by way of a sublease or assignment on flexible terms to be agreed.

Rent

Further details available on application.

Service Charge

The service charge will be payable as a contribution to the maintenance and upkeep of the common parts in the building. Further information available on request.

EPC Rating

The ground floor of the property has an EPC rating of B (46).

Business Rates

We recommend all interested parties to make their own enquiries with Leeds City Council.

Legal Costs

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

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless stated otherwise.

SUBJECT TO CONTRACT

