

1 Sterling Way

Capitol Park East, Topcliffe Lane, Junction 28 M62, Leeds, WF3 1BU

To Let 4,862 sq.ft. (451.6 sq.m.)

Newly refurbished comfort cooled office building with on-site parking



A premium two storey detached office building in an unrivalled location.

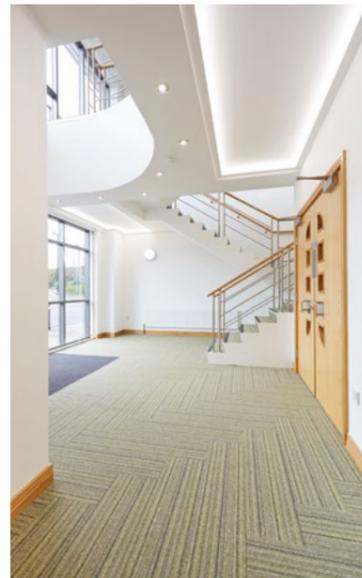
LOCATION

1 Sterling Way is located at Capitol Park adjacent to Junction 28 of the M62 and accessed from Dewsbury Road (A653). This strategically positioned business park provides unrivalled access to Yorkshire's superb motorway network (M62/M1) and is less than seven miles south of Leeds city centre. Capitol Park is well-established with neighbouring office occupiers including the NHS, Hermes, AON Insurance, De Puy (Johnson & Johnson) and Ideal Heating. A Village Hotel is also located at the heart of Capitol Park. This high quality amenity provides conferencing, leisure, gym, restaurant and café facilities, including Starbucks.

- 1 HERMES
- 2 HERMES
- 3 BARRATT HOMES
- 4 AON INSURANCE
- 5 DEPUY
- 6 AVAILABLE CAR
- 7 CARLSBERG TETLEY
- 8 1 STERLING WAY
- 9 PITCHERO
- 10 NHS PHOENIX HOUSE
- 11 REAL RADIO
- 12 IDEAL HEATING
- 13 VILLAGE

Amenities in the Village Hotel include:

- 115 stylish bedrooms
- 25m swimming pool
- Steam room, sauna & whirlpool
- Verve grill restaurant
- The Victory pub & Kitchen
- Starbucks café
- The HUB conference & meeting facilities



24 x 1800mm workstations / 2 x medium meeting rooms /
2 x small meeting rooms / 1 x reception / 1 x teapoint / 1 x print area

DESCRIPTION

1 Sterling Way is located on Capitol Park and comprises a prominent, newly refurbished two-storey detached office building of brickwork construction, benefitting from the following features:-

- Raised access floors with 150mm clear void
- Comfort cooling
- Male/female and disabled toilet facilities
- Gas central heating
- New metal suspended ceiling tiles with integral LED lighting
- Secure window grilles to ground floor offices
- New carpeting
- Excellent natural light

ACCOMMODATION

The property provides the following approximate floor areas (IPMS3):

Floor	Size sq ft	Size sq m
Ground Floor	2,460	228.50
First Floor	2,402	223.10
Total	4,862	451.60





ON SITE AND LOCAL AMENITIES

Capitol Park provides a superb working environment, with tremendous facilities on site, in the shape of the 115-bed Village Hotel, leisure club, swimming pool, Starbucks, conference, meeting facilities and restaurant. Capitol Park provides everything that employees might need from super-fast broadband to a high-quality working environment.

Morley town centre is just five minutes away, with banks, a post office, sandwich shops, cafes, a library and a supermarket all in easy walking distance of two car parks. Asda and the White Rose Shopping Centre are also only five minutes away, and there are a number of pubs and restaurants, including many household names, within minutes of Capitol Park.



CAR PARKING

27 car parking spaces are available with the building.

TERMS

The premises are available to let as a whole by way of a new effective FRI lease for a term to be agreed. Rental upon application.

RATES

The property has been assessed to have a Rateable Value of £65,500. We advise that all interested parties should contact the Business Rates Department of Leeds City Council for further information.

EPC

The offices have been assessed to have an EPC Rating of 72 (C). A copy of the full certificate is available upon request.

VAT

VAT will be charged where applicable. All rents are quoted exclusive of VAT at the prevailing rate.



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