



CAPITOL PARK LEEDS

Junction 28 M62



TOMLINSON HOUSE

**QUALITY COMFORT COOLED
OFFICE SPACE
TO LET**

3,436 - 10,806 sq ft

www.capitol-park.co.uk

TOMLINSON HOUSE

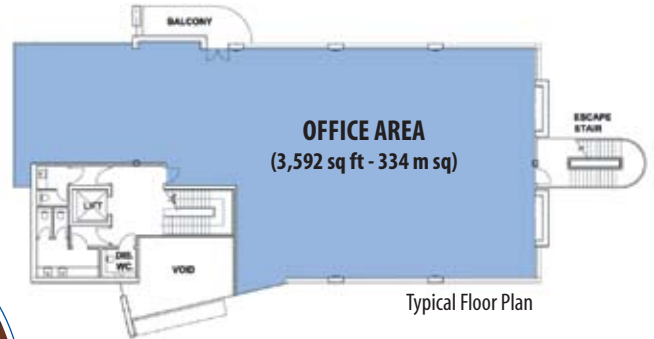
Up to 10,806 sq ft (1004 sq m)

The on going success of Capitol Park has prompted the speculative build of a further 10,806 sq ft of premium quality office space. The high profile building is situated in a prominent position at the entrance to Capitol Park West and set within a fully landscaped environment complete with a parking allocation for 36 cars.

Tomlinson House is located immediately adjacent to the new De Vere Village hotel and leisure complex, providing state-of-the-art leisure facilities, Starbucks cafe, public bar, restaurant, conferencing and banqueting facilities.



De Vere Village Hotel



| TOMLINSON HOUSE | NET INTERNAL AREAS (Sq ft) | (Sq m) |
|------------------------|----------------------------|-------------|
| Ground Floor | 3,436 | 319 |
| First Floor | 3,592 | 334 |
| Second Floor | 3,778 | 351 |
| Total Available | 10,806 | 1004 |

Specification

- BREEAM very good rating
- Two pipe fan coil comfort cooling
- Full access raised floor with 150mm clear void
- Suspended ceilings with LG7 lighting
- Fully carpeted
- Quality finishes throughout
- High quality male, female and disabled WC's to each floor
- Male and female showers
- Passenger lift
- 36 car parking spaces

Terms & Availability

Accommodation is available to let either as a **whole** or on a **floor by floor** basis by way of a new full repairing and insuring lease for a term of years to be agreed. Rent upon application.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing

Strictly by appointment with joint letting agents, Knight Frank and King Sturge.

Important notice

- 1 Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP & King Sturge LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP & King Sturge LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
 - 2 Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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 - 4 VAT:** The VAT position relating to the property may change without notice.
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