

Tailored Terms to Suit Your Needs...

Freehold

- Each unit available to purchase on a 999 year long leasehold.
- Floors can be purchased on a 999 year long leasehold.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

Leasehold

- Flexible lease terms available to suit your business needs.

VAT

- VAT will be charged on rent and sale prices.

Price and rental figures available on application.

Unit 8 is the only freehold still available.



A Secure Environment = Peace of Mind



Security - We Care

State of the art Security is provided by GSS which includes:-

- Remote Monitored CCTV systems 24/7/365, with audio to frighten and inform intruders of their detection on the development.
- An Internal Intruder Alarm System is installed and connected to the security control centre, the sensors are fitted at the occupier's expense to suit the fit out.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to car etc when leaving the building outside normal office hours, with voice contact via the audio system.
- Zero False Alarms record, means prompt Police response to Business Homes/GSS activations is guaranteed.
- Other elements of the building can be monitored via this system, including fire alarm, temperature control if specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.
- Automatically controlled entrance barriers.

Location

- Thorpe Park, Leeds is located approximately 6 miles due East of the City Centre.
- Thorpe Park, Leeds is situated at Junction 46 of the M1 motorway, from which the A1 and M62 are easily accessible.
- Intercity trains take you from Leeds to London in less than 2 hours, whilst the nearby city of York also offers high speed rail links to London, Newcastle and Scotland.
- Leeds/Bradford Airport is approximately a 35 minute drive away.
- Manchester International Airport is approximately an hours drive away.

Distances

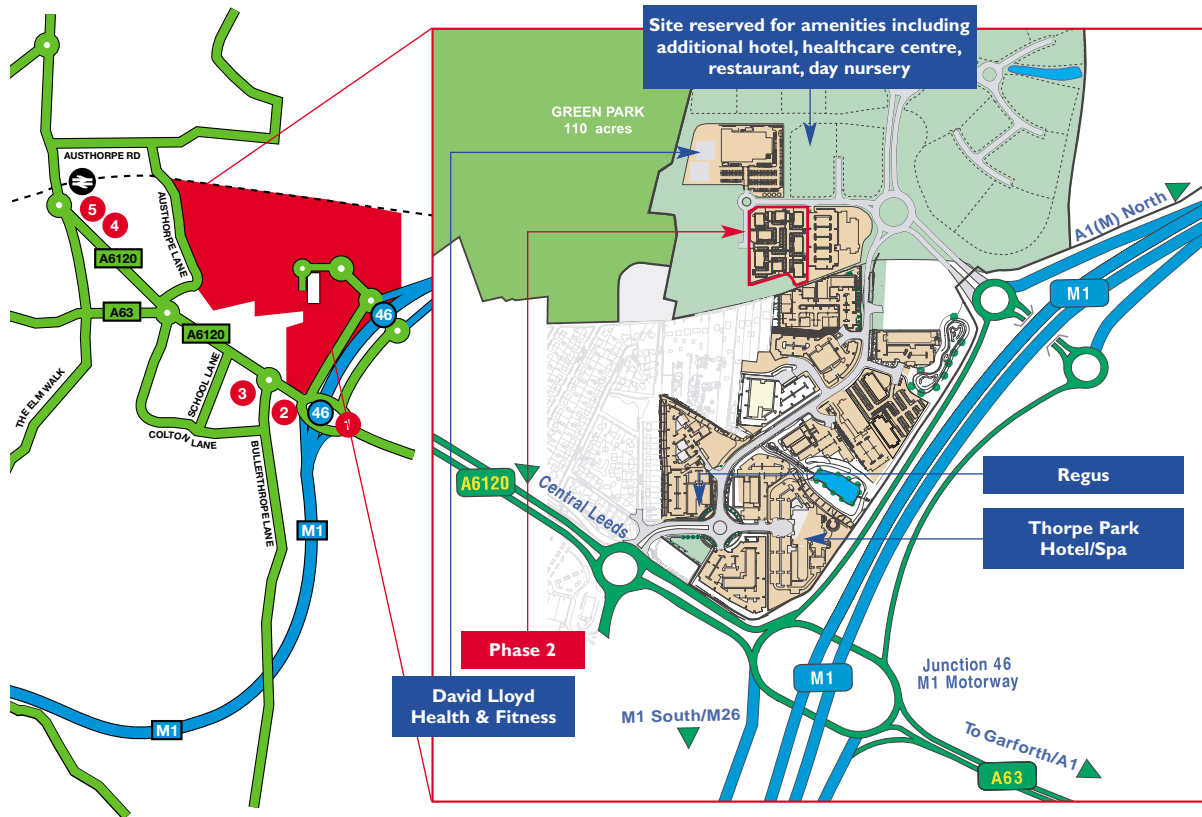
Manchester	52 miles
Leeds	6 miles
York	23 miles
Hull	54 miles
Sheffield	38 miles
Newcastle	97 miles
London	198 miles

Phase 2 THE PENTAGON

@ THORPE PARK
LEEDS J46 M1

Local Amenities

- Junction 46 of the M1
- Colton Mill;
 - Travel Lodge
 - McDonalds
 - Pizza Hut
 - BusyBees Nursery
 - KFC
 - Brewers Fayre Pub
 - Medical Centre
- Colton Retail Park;
 - J Sainsburys
 - Boots The Chemist
 - JJB Sports
 - Pets At Home
 - Argos
 - Next
 - Petrol Station
- Cross Gates Railway Station (under 2 miles);
 - Leeds 10 minutes
 - York 25 minutes
- Cross Gates Shopping Centre. Main Bus Routes to Leeds/Garforth/Selby via A63 and A6120



A Development By:

Agents:

NORTH LTD
BUSINESS HOMES
0870 441 2222
www.businesshomes.co.uk

Jonathan Houlston

MAPLE GROVE
01772 697744
www.ericwright.co.uk/maplegrove.html

Andy Lavins

Lambert Smith Hampton
0113 245 9393

Robin Beagley & Adam Varley

Knight Frank
0113 246 1533
www.knightfrank.com
10 Park Place, Leeds, LS1 2RU

Guy Cooke & Tony Mortin

Phase 2

THE PENTAGON



THORPE PARK



LEEDS

J46 MI



For Sale/To Let - Self contained two storey offices

from **1,250 ft²** (116 m²) to **6,000 ft²** (557 m²)

www.businesshomes.co.uk



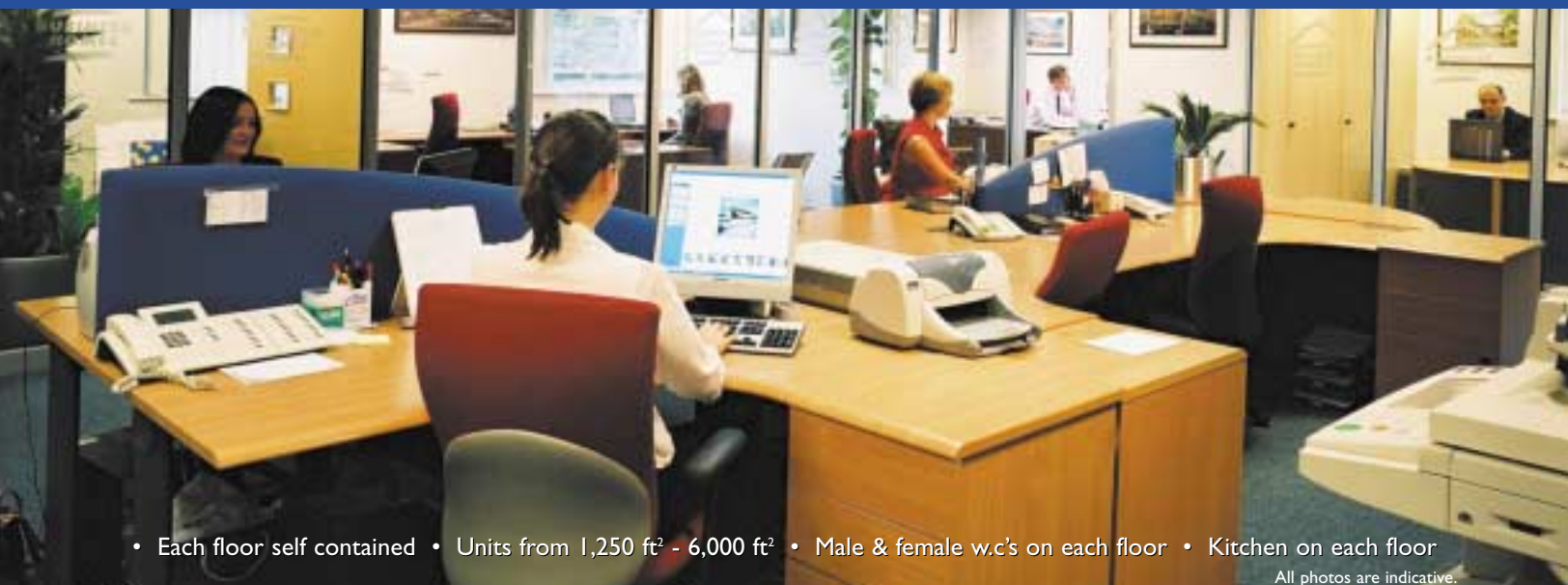
- Self contained 2 storey
- Designated free car parking
- Your own front door

Making Work a **Pleasure**



- A well managed estate
- Low maintenance stylish landscaping
- State of the art - CCTV monitoring system

Attention to Detail, Inside and Out



- Each floor self contained
- Units from 1,250 ft² - 6,000 ft²
- Male & female w.c's on each floor
- Kitchen on each floor

All photos are indicative.

Tel: 0870 441 2222



Kitchen includes dishwasher, fridge, sink and storage



Suspended ceilings with recessed lighting



Contemporary entrances

A Quality Specification for Quality Businesses



Full accessed raised floors



Male & female w.c's on each floor



Air conditioning as an optional extra (comfort cooling, conditioning)

Finished to a Market Leading Specification



Tailor made telecommunications and connectivity to suit



Fully 'Disability Discrimination Act' compliant with disabled toilet, kitchen, lift and access

Failure to comply with this new legislation, enables those who are disabled to make a complaint to the relevant authority and will end in the prevention of the buildings use, and/or fines. May 1st 2004



Free space planning service is available

All photos are indicative.

Phase 2

THE PENTAGON



THORPE PARK					
				LEEDS	J46 MI

The Pentagon @ Thorpe Park, Leeds, J46 MI



Tel: 0870 441 2222