Unit 8

Gemini Business Park, Leeds, LS7 3JB

TO LET - STYLISH FIRST FLOOR OFFICE SUITE READY FOR IMMEDIATE OCCUPATION

2,125 sq ft
(197.42 sq m)

- AIR CONDITIONING
- FITTED MEETING ROOMS
- FURNISHED WORKSPACE
- FIT OUT TO A VERY HIGH STANDARD
- AMPLE ON SITE CAR PARKING AVAILABLE

Summary

Available Size	2,125 sq ft
Rent	£13.50 per sq ft
Rates Payable	£3.64 per sq ft
Rateable Value	£15,500
Service Charge	Please contact the sole letting agent for information on the service charge.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (97)

Location

Gemini Business Park is a prominent and well-established commercial development situated approximately 1.5 miles north of Leeds city centre. Strategically positioned just off the A61 Scott Hall Road and adjacent to the Sheepscar Interchange, the park offers exceptional connectivity to the A58(M) Inner Ring Road and the wider motorway network, facilitating seamless access to both central Leeds and the northern suburbs.

The business park comprises a collection of modern, two-storey brick-built office buildings set within a landscaped environment, providing a professional setting for a diverse range of occupiers.

Description

The available first floor suite has been fitted and refurbished to a very high standard and benefits from the following specification features throughout: -

- Two private meeting rooms
- Fitted kitchen facility
- W/C facilities
- Fully fitted workspace
- LED strip lighting
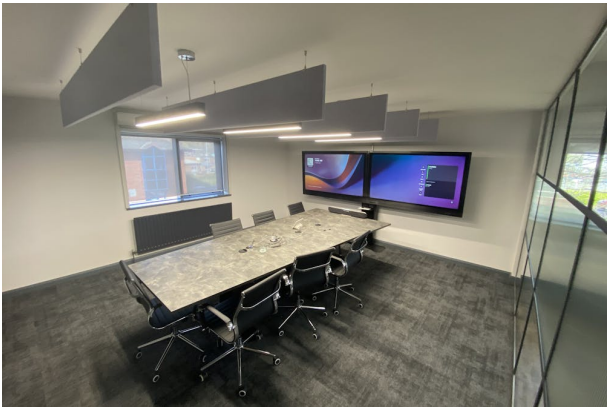- Air conditioning
- Breakout collaboration booth

Property Highlights / Amenities

- Total parking spaces: 8

Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
1st	2,125	197.42	Available
Total	**2,125**	**197.42**	

LS7 3JB

Viewing & Further Information

Tom Newstead
07538680333
tomnewstead@cartertowler.co.uk

James Jackson
07920 812275
jamesjackson@cartertowler.co.uk

Clem McDowell
07432 013246
clemmcdowell@cartertowler.co.uk