



Unit 8

Gemini Business Park, Leeds, LS7 3JB

**TO LET (MAY SELL) -
STYLISH OFFICE
ACCOMODATION FIT OUT
TO A HIGH STANDARD**

2,125 to 4,569 sq ft
(197.42 to 424.47 sq m)

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

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Summary

Available Size	2,125 to 4,569 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
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.

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

Accommodation

The first floor is currently available TO LET, whilst the ground floor is currently occupied. Please contact the sole letting agents for more information on the ground floor.

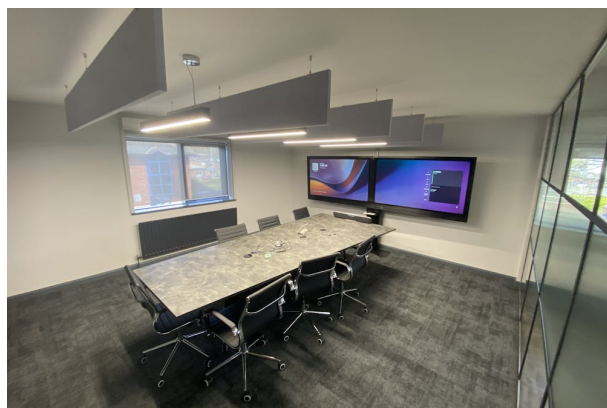
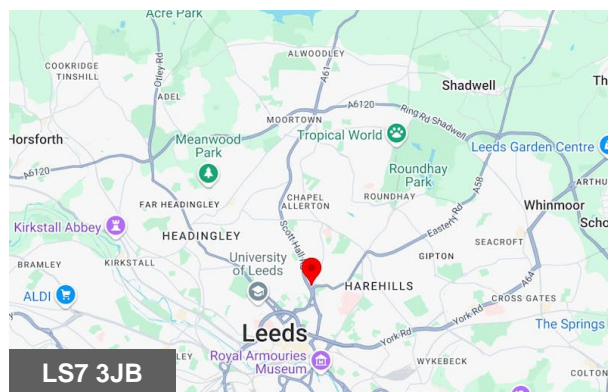
The accommodation comprises the following net internal floor areas:

1st Floor - 2,125 sq ft
WHOLE - 4,569 sq ft

Terms

The first floor is available TO LET by way of a full repairing and insuring lease for a number of years to be agreed. The commencing rental rate is to be £13.50 per sq ft exclusive.

The landlord may consider disposing of the long leasehold interest in the building (999-year lease from 24/06/89). Please contact the sole agents for further information.



Viewing & Further Information



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