

Office

Modern ground floor office suite

To Let

Ground Floor, 8 Gemini Business Park, Leeds LS7 3JB



- Flexible modern ground floor office suite of 2,182 sq ft (202 sq m)
- Competitive quoting rent of only £10 per sq ft
- Available by way of a new lease - flexible terms available
- Situated on a popular business park close to the city centre

Location

The office suite is situated on Gemini Business Park, a popular development of nine, two-storey brick built office buildings located approximately 1.5 miles north of Leeds City centre.

Access to the Business Park is provided directly from the A61 Scott Hall Road, close to the Sheepscar Intersection which enables easy connectivity to Leeds city centre, the national motorway network via the A58 (M) Inner Ring Road and the popular suburbs of Roundhay, Meanwood and Chapel Allerton to the north.

Description

The available suite comprises the whole of the ground floor providing good quality office space of a predominantly open plan layout that benefits from a specification that includes:-

- High speed internet access available
- Fully monitored and secure building
- Suspended ceilings
- Recessed fluorescent lighting
- Perimeter trunking
- Gas central heating
- Comfort cooling
- Male and female WC facilities
- Disabled WC to ground floor

Floor areas

The accommodation provides the following approximate net internal area:

Description	m ²	sq ft
Ground floor	202	2,182

Car Parking

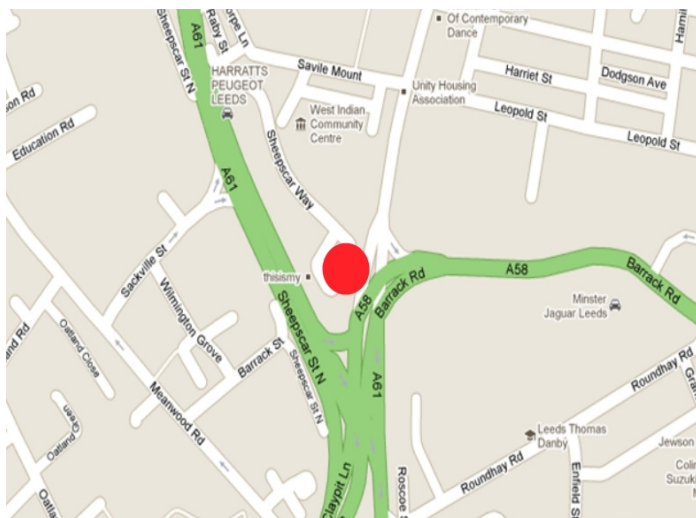
The suite comes with 7 allocated car parking spaces.

Rateable Value

According to the Valuation Office Agency website the ground floor of Unit 8, Gemini Park has a Rateable Value under the 2017 Rating List of £18,000.

Service Charge

The ingoing tenant will be responsible for a payment of a contribution to an annual service charge levied by the landlord for the up keep of the building and wider estate.



Terms

The ground floor office suite is offered by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a competitively priced quoting rent of only £10 per sq ft.

VAT

All figures quoted are exclusive of VAT, which will be payable at the appropriate rate where applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing and Further Information

Viewings can be arranged by prior appointment with the sole letting agents;

Alex Jowett

Email: ajowett@wsbproperty.co.uk

Mobile: 07736 301260

or

Robin Beagley

Email: rbeagley@wsbproperty.co.uk

Mobile: 07733 895927

MISREPRESENTATION ACT:

WSB Property Consultants LLP (WSB) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) WSB will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.