



## Unit 8

Gemini Park, Sheepscar Way, Leeds, LS7 3JB

**A stunning, fully refurbished  
ground floor office suite  
ready for immediate  
occupation**

**2,182 sq ft**  
(202.71 sq m)

- Contemporary designed office space
- Air-conditioning
- Two fitted meeting rooms
- Ready for occupation
- Convenient location close to city centre
- 7 dedicated car parking spaces
- New fitted kitchen

# Unit 8, Gemini Park, Sheepscar Way, Leeds, LS7 3JB

## Summary

Available Size	2,182 sq ft
Rent	£29,500 per annum
Rates Payable	£4.12 per sq ft
Rateable Value	£18,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

## Description

The stylish office suite has been finished to the very highest standard and provides a predominantly open plan configuration, with the benefit of two partitioned meeting rooms and a specification which includes:-

- Contemporary finished with exposed services
- LED lighting
- Security grills
- Perimeter trunking
- Air-conditioning
- Refurbished male and female WC facilities to first floor landing
- Disabled WC to ground floor

## Location

The subject property is situated on Gemini Business Park, a 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 providing strong roadway networks from Leeds City Centre and all north Leeds areas, with direct access to the A58 (M) Inner Ring Road and subsequently the national motorway network.

## Accommodation

The accommodation comprises the following areas:

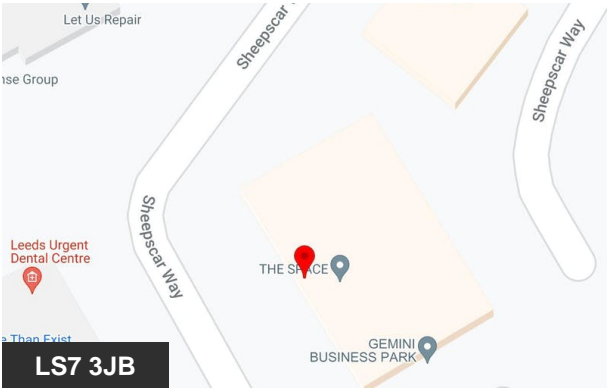
Name	Sq ft	Sq m	Availability
Ground - Office Suite	2,182	202.71	Available
<b>Total</b>	<b>2,182</b>	<b>202.71</b>	

## Viewings

Viewings are via prior arrangement with sole agent WSB

## Terms

This stunning ground floor office suite is available to let by way of a new Full Repairing and Insuring Lease for a term of years to be agreed at rent of £13.50 per sq ft.



## Viewing & Further Information



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