

To Let



Gibraltar House South Bowcliffe Road, Hunslet, Leeds, LS10 1HB

Newly refurbished office in a popular business park location.

3,455 sq ft (320.98 sq m)

- Excellent location
- Modern high quality property
- Good vehicle parking
- Self contained
- Immediately available

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Summary

Available Size	3,455 sq ft		
Rent	Rent on application		
Business Rates	Upon Enquiry		
VAT	All prices quoted are exclusive of VAT.		
Legal Fees	Each party to bear their own costs. Each party will be responsible for their own legal costs in connection with the transaction.		
EPC Rating	Upon enquiry		

Accommodation

Name	sq ft	sq m	Availability
Ground	1,752	162.77	Available
1st	1,703	158.21	Available
Total	3,455	320.98	

Description

Newly refurbished two storey semi-detached office property in a cul-de-sac location with the following specification;

- Modern construction
- 15 dedicated parking spaces + street parking
- Landscaped surroundings
- Open plan offices
- Raised access floors
- Comfort cooling
- New LED lighting, carpets and full redecoration.

Location

Old Mill Business Park lies approximately 1 mile to the south-east of Leeds City Centre and is easily accessible from Junction 7 of the M621 and Junction 44 of the M1 via the A639 (Pontefract Road).

Gibraltar House is situated at the head of a cul-de-sac with neighbouring occupiers including Cromwell Tools, Jewson and Plumb Centre.

Terms

The property is immediately available by way of a new fully repairing and insuring lease.

Business Rates

Interested parties are advised to make their own enquiries via Leeds City Council.







Viewing & Further Information

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