



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

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

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).

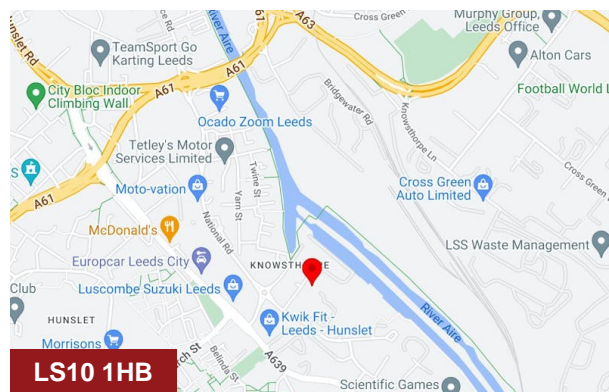
Gibraltar House is situated at the head of a cul-de-sac with neighbouring occupiers including Cromwell Tools, Jewson and Plumb Centre.

Terms

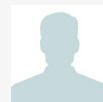
The property is immediately available by way of a new fully repairing and insuring lease.

Business Rates

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



Viewing & Further Information



Xavier Paraskeva

0113 245 0550 | 07442 428922
xavier.paraskeva@dhpproperty.co.uk



Sarah-Jayne Lishman

0113 457 5551 | 07725 365 997
sarah-jayne.lishman@dhpproperty.co.uk