



Gibraltar House South

Bowcliffe Road, Hunslet, Leeds, LS10 1HB

**NEWLY REFURBISH office In
Cul-De-Sac Location. An office
of modern construction
including raised floors.**

3,455 sq ft
(320.98 sq m)

- Excellent location
- Modern high quality property
- Adjacent 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

Description

High quality two storey semi-detached office property in a cul-de-sac location.

- Modern construction - 15 dedicated parking spaces + street parking - Landscaped surroundings - Open plan offices - Raised floors - Comfort cooling
- The property has been newly refurbished and includes: new LED lighting, new carpets and raised floor sockets.

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.

Accommodation

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

Viewings

Via the sole agent; Simon Dove MRICS / Sarah-Jayne Lishman MRICS E:
simon.dove@dhp.org.uk / sarah-jayne.lishman@dhp.org.uk T: 07527388054 / 07725365997

Terms

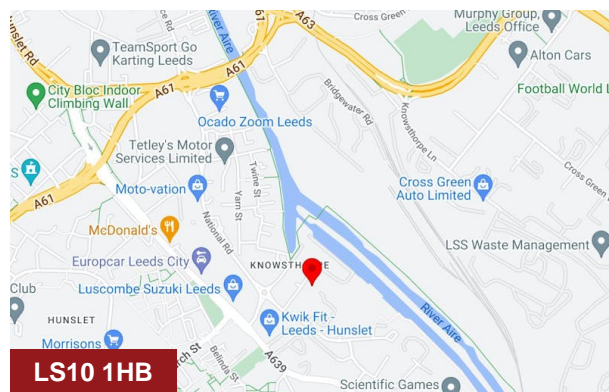
The property is immediately available by way of a new fully repairing and insuring lease.

Business Rates

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

EPC

The EPC rating for this property is C (71).



Viewing & Further Information



Simon Dove

0113 457 5550 | 07527 388054
simon.dove@dhpproperty.co.uk



Sarah-Jayne Lishman

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