



To Let 1,550 sq ft  
2 Story Business Units

# LS10 Hunslet

Gibraltar Island Road, Hunslet,  
Leeds LS10 1RJ





# Premium 2-Storey Office and Warehouse Space.

## All together in ONE place.

Hubworks is different. A new kind of business unit design concept for growing enterprises.

Low cost per entry, 1,550 sq ft of premium HQ and regional hub business units.

Ready for you to use, however it best suits your business!

Star quality facilities for rockstar entrepreneurs!

## Everything you need. Ready to go.



### 1,550 sq ft over two floors

Ground floor workspace with electric roller shutter, plus separate customer entrance. All under one solar-panelled roof.



### Connected infrastructure

High-speed fibre (FTTP), full utilities and integrated building services ready from day one.



### Integrated office space

Warm, carpeted first floor environment with private internal access and flexible use.



### Secure, managed environment

CCTV, gated access and on-site management for peace of mind.



### High quality fit out

Kitchen, accessible WC, modern finishes, heating and cooling throughout.



### Efficient by design

Solar panels, EV charging, LED lighting and modern construction, helping reduce running costs and support sustainability goals.



### Free parking and signage

Free parking and your business name above your door.



### Save money / cost effective

Sq ft rent for a 2-story new build is lower than most. No more storage costs, plus sustainable energy cost savings.





# What's included in your new Hubworks?

## External features

- 1,550 sq ft across 2 floors
- 3rd party site management company
- Electric roller shutter door
- Estate CCTV
- First floor - office / stores  
2.5 height (approx)
- Free onsite parking
- Free professional signage
- Ground floor - warehouse  
3.4m height (approx)
- Perimeter fencing and lockable gates
- Visitor entrance



## Sustainable building facilities

- Air source heat pumps
- All brick / slate roof
- Cycle storage
- EPC A rated
- EV car charging
- Insulated for heat, cool and sound proofing
- LED lighting
- Rooftop solar panels
- Thermostatic heaters

## Internal features

- Entrance hall
- Heating and air conditioning
- High speed fibre internet
- Infrastructure utilities area
- Kitchen
- Modern fittings
- Toilet (accessible)

Some units may vary in their specification



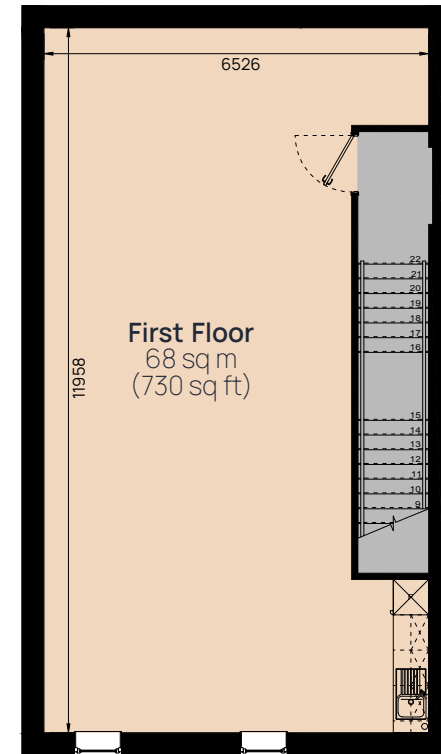
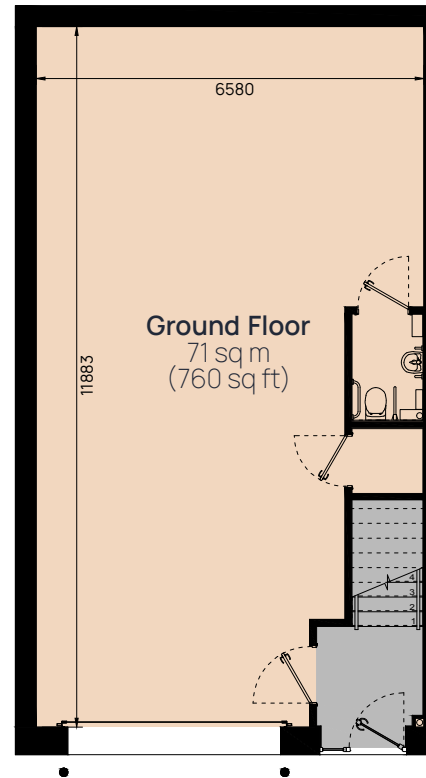
# Great location. Easy access.

Hubworks LS10, Hunslet offers excellent access to the wider region, located just off Junction 32 of the M62.

With strong connections to Leeds, Wakefield and the wider Yorkshire motorway network, it's ideally positioned for businesses serving both local and national customers.

The surrounding area continues to grow, with new residential development bringing thousands of potential customers and a strong local workforce.

Nearby amenities, including Xscape Yorkshire, add further convenience for both staff and visitors.



## Lease

Units are available by way of a new full repairing and insuring lease. Further details are available on request.

## Rent

£25,000 per annum, exclusive of VAT.

## Insurance

£350 per annum, exclusive of VAT.

## Service Charge

£1,000 per annum, exclusive of VAT. Please note this is an initial provision and may be subject to annual adjustment.

## Business Rates

Business rates may be applicable. Interested parties are advised to make their own enquiries with the local authority.

## FAQ's

Answering your questions





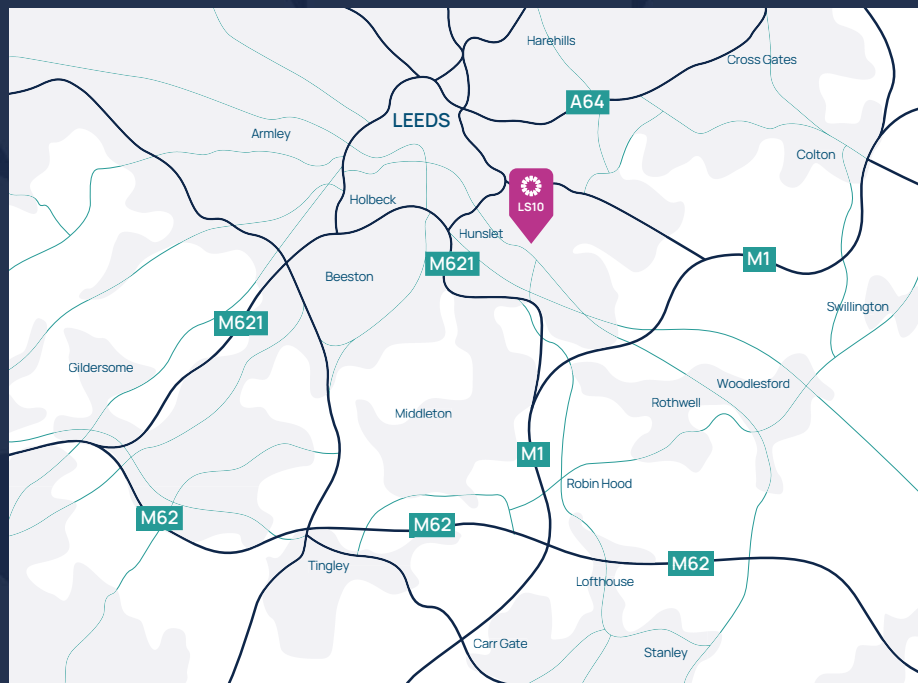
Find your  
space.

View our  
virtual tour



Gibraltar Island Road,  
Hunslet,  
Leeds  
LS10 1RJ





For further information or to arrange a viewing please contact:

**DHP.**  
DOVE HAIGH PHILLIPS

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