



GATEWAY
LEEDS

**AVAILABLE FROM
JULY 2026!**

SELF-CONTAINED FITTED WORKSPACE
WITH GENEROUS SECURE PARKING.
LOCATED @ LS9 8BZ

3,212 – 6,669 sq ft



The Gateway to Leeds.



M1 / M621



Train Station
10 min walk

GATEWAY
LEEDS

A63 (M1)

You'll be in great company.



A contemporary mixed-use development nestled around a beautifully landscaped courtyard.



Placemaking with Purpose.

By nature, mixed-use developments must serve a diverse range of functions and appeal to a variety of occupants and users. Different individuals have distinct expectations and needs when it comes to defining a successful space. Our designers prioritize understanding and shaping the end-user experience—what will enliven a place, what will make people engage with and enjoy the environment.

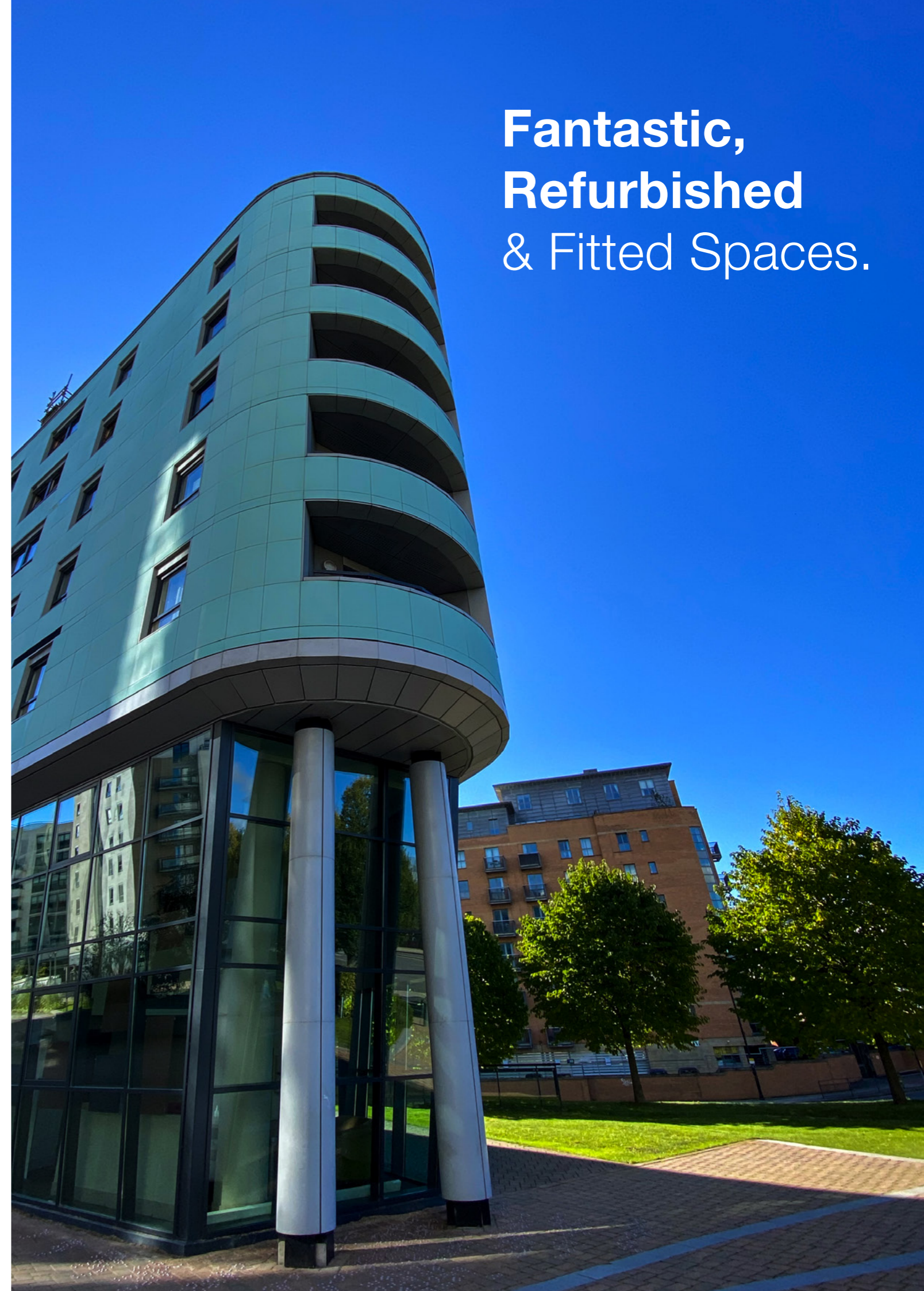
Seamless connectivity, accessibility, active uses, and economic opportunities are vital in shaping a thriving, cohesive development. These elements act as the glue that binds a successful mixed-use scheme together.

The Gateway is a place that truly functions, that resonates with people. A unique mixed use development within Leeds city centre, with direct access to the A1(M) link road. Situated 5mins away on the A63, offering excellent connections to both Leeds city centre and the motorway networks. Whilst avoiding city centre traffic.

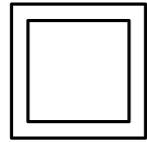
The unrivalled scheme includes fully refurbished office workspace with outstanding on-site amenity & 10 car parking spaces.

The available accommodation is suitable for a variety of uses, such as office, education, clinic, healthcare and fitness.

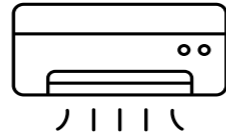
Fantastic, Refurbished & Fitted Spaces.



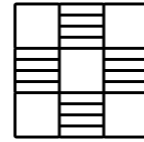
Specification.



**Modern
suspended ceilings**



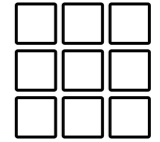
**Comfort
cooling**



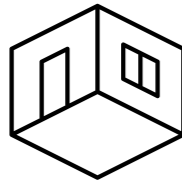
**Raised access floors
with 125mm clear void**



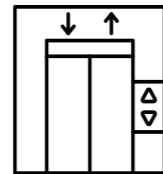
**10 car parking
spaces available**



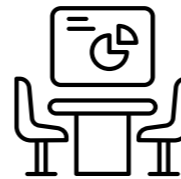
**Open plan floor plates with
clear spans of 12 metres**



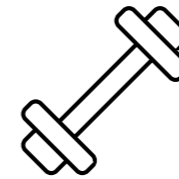
**Excellent floor to ceiling
of 2.75 metres**



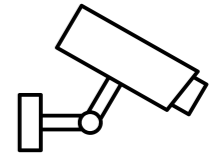
**1x 8 person passenger
lift in each building**



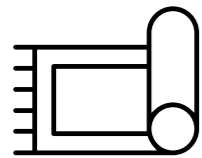
**Fitted meeting
rooms & kitchens**



**Complimentary
gym**



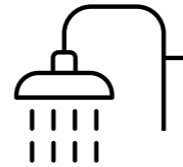
**24/7 on-site
security**



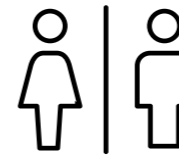
**Fully carpeted
flooring**



**DDA
compliant**



**Shower
facilities**



**Male, female & disabled toilet
facilities on each floor**

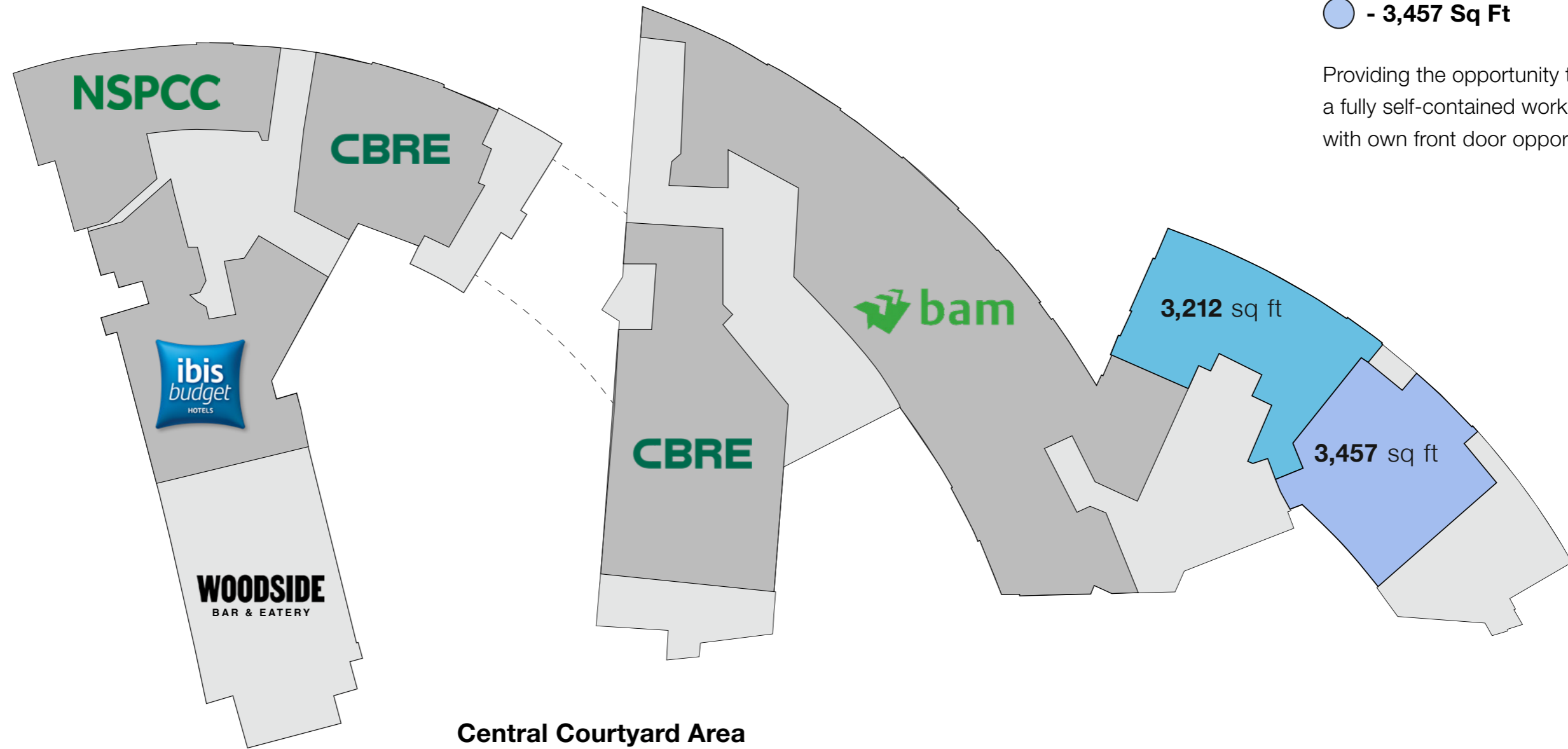
Our site plan.

Ground Floor Units

● - 3,212 Sq Ft

● - 3,457 Sq Ft

Providing the opportunity to acquire a fully self-contained workspace with own front door opportunity:



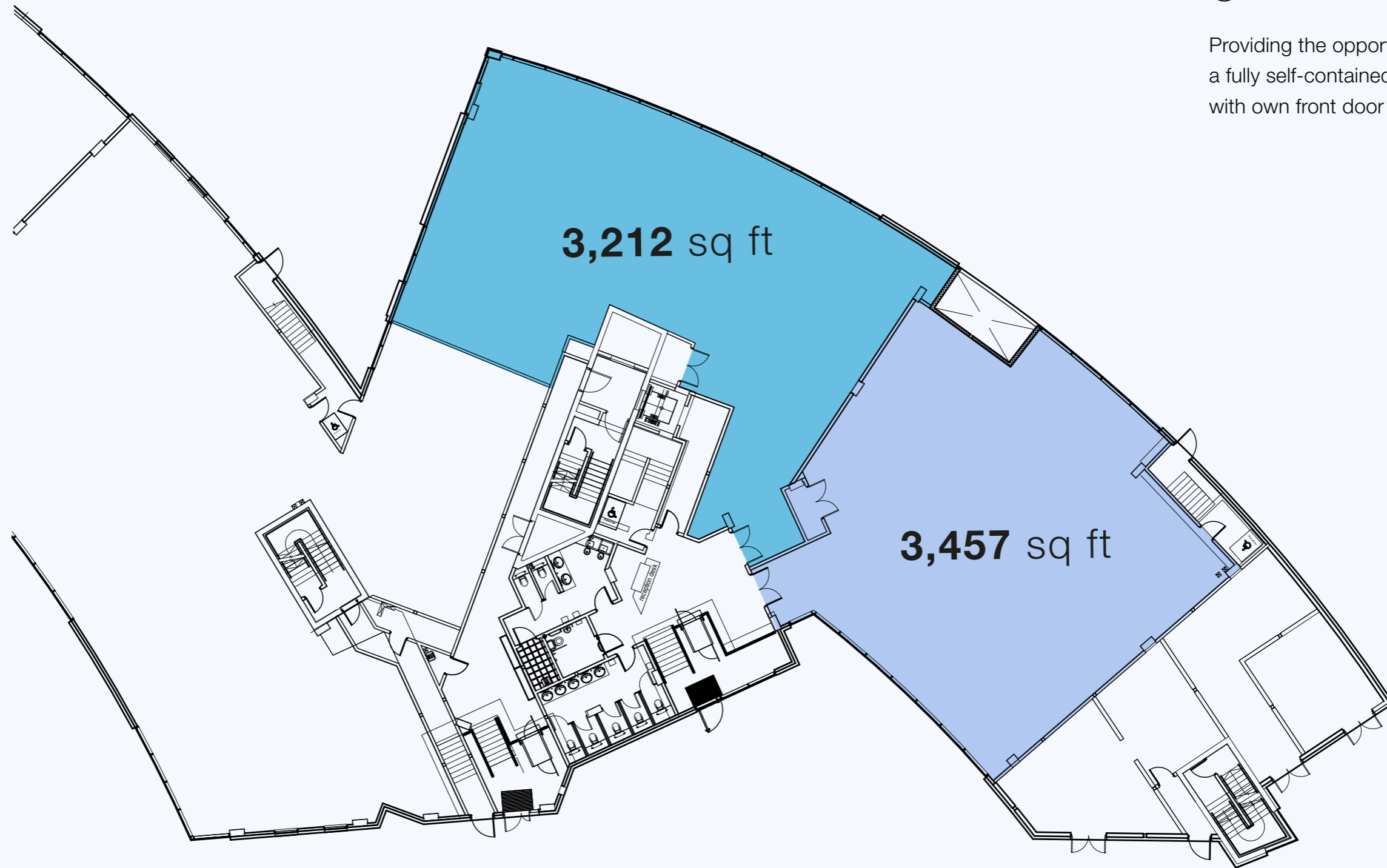
Possibilities that suit **your every need.**

Ground Floor Units

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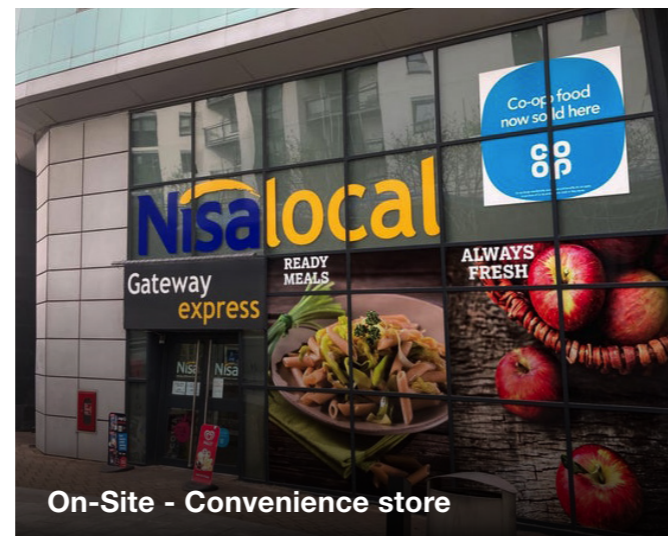


A vibrant neighbourhood awaits.

Around The Gateway you can explore the complimentary gym access, savour the delicious bites at local restaurants or pick up essentials at the local convenience store. There's also a private GP clinic available on-site too.



On-Site - GP Clinic



On-Site - Convenience store



On-Site - Complimentary gym



A connected community.



On-Site - Woodside bar and eatery

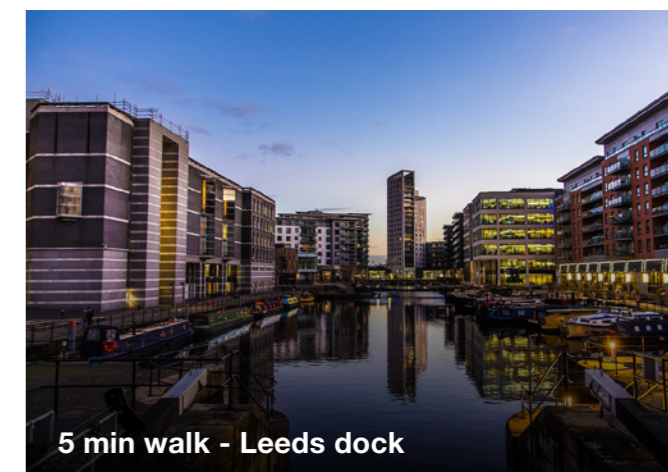


Culture at
its heart.

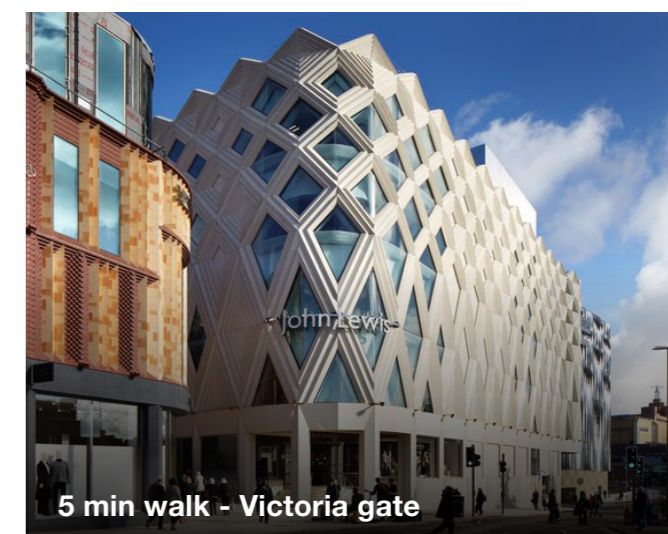
A stone's throw from the city centre.

Wandering through Leeds city centre is an adventure waiting to unfold. Bustling streets lined with historic buildings and modern storefronts invite you to explore. Boutique shops and market stalls offer unique finds, from handcrafted goods to local delicacies.

Landmarks stand proudly, each telling a story of the city's past and present. As you weave through the lively crowds, the hum of conversation and distant music create a symphony of urban life. Whether you're discovering hidden alleyways, admiring stunning architecture, or indulging in the local cuisine, every turn holds something new to experience.



5 min walk - Leeds dock



5 min walk - Victoria gate



5 min walk - Trinity shopping centre

Ideally positioned for your needs.



Train Station

Brewery Wharf

M1 / M621

Lamb & Flag Pub

Leeds Trinity Centre

Leeds City Centre

Leeds Market



Bus Station

John Lewis

A64 (M1)

SOYO

GATEWAY
LEEDS

A63 (M1)



GATEWAY
LEEDS

Contact us.

**FOX
LLOYD
JONES**

0113 243 1133

www.fljlttd.co.uk

FOX LLOYD JONES

0113 243 1133
www.fljlttd.co.uk

Harry Finney

harry.finney@fljlttd.co.uk

Bethan Linehan

bethan.linehan@fljlttd.co.uk

 **Knight
Frank**

0113 246 1533

KnightFrank.co.uk

KNIGHT FRANK

0113 246 1533
KnightFrank.co.uk

Victoria Harris

victoria.harris@knightfrank.com

Eamon Fox

eamon.fox@knightfrank.com

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