



GATEWAY
LEEDS

**AVAILABLE FROM
JULY 2026!**

SELF-CONTAINED FITTED WORKSPACE
WITH GENEROUS SECURE PARKING

3,457 sq ft



The Gateway to Leeds.



M1 / M621

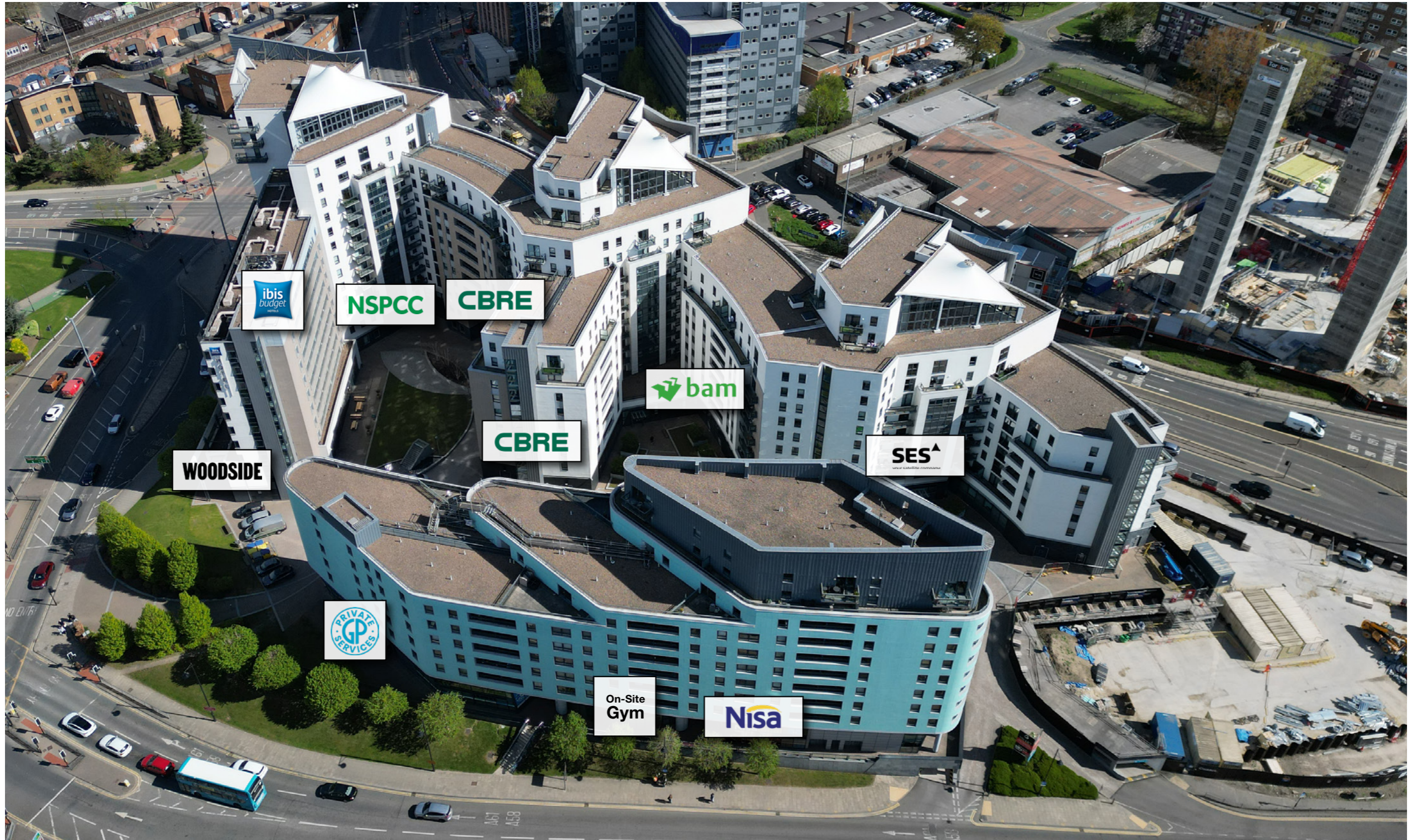


Train Station
10 min walk

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.

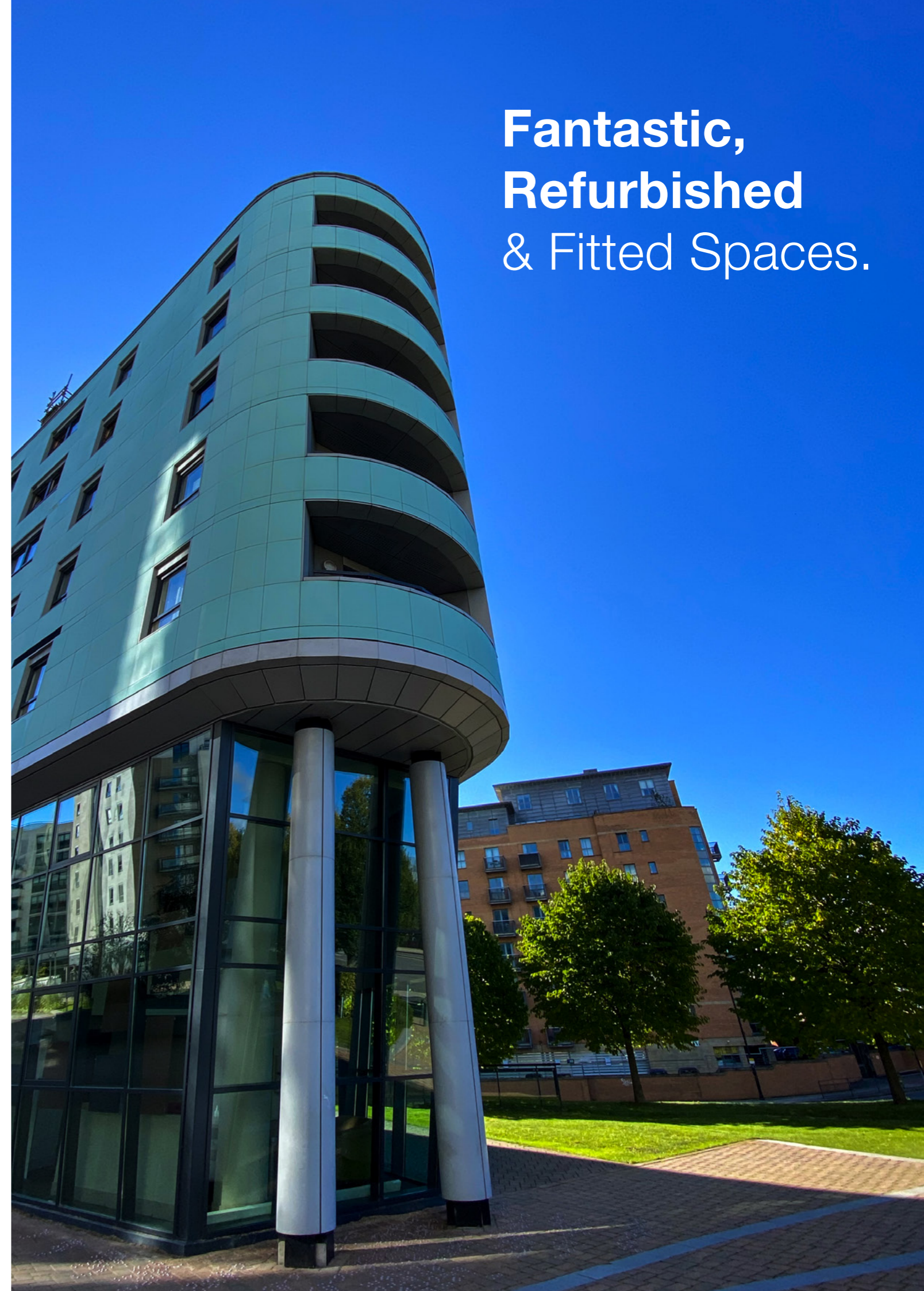
Seamless connectivity, accessibility, active uses, and economic opportunities are vital in shaping a thriving, cohesive development. These elements act as the glue that binds a successful mixed-use scheme together.

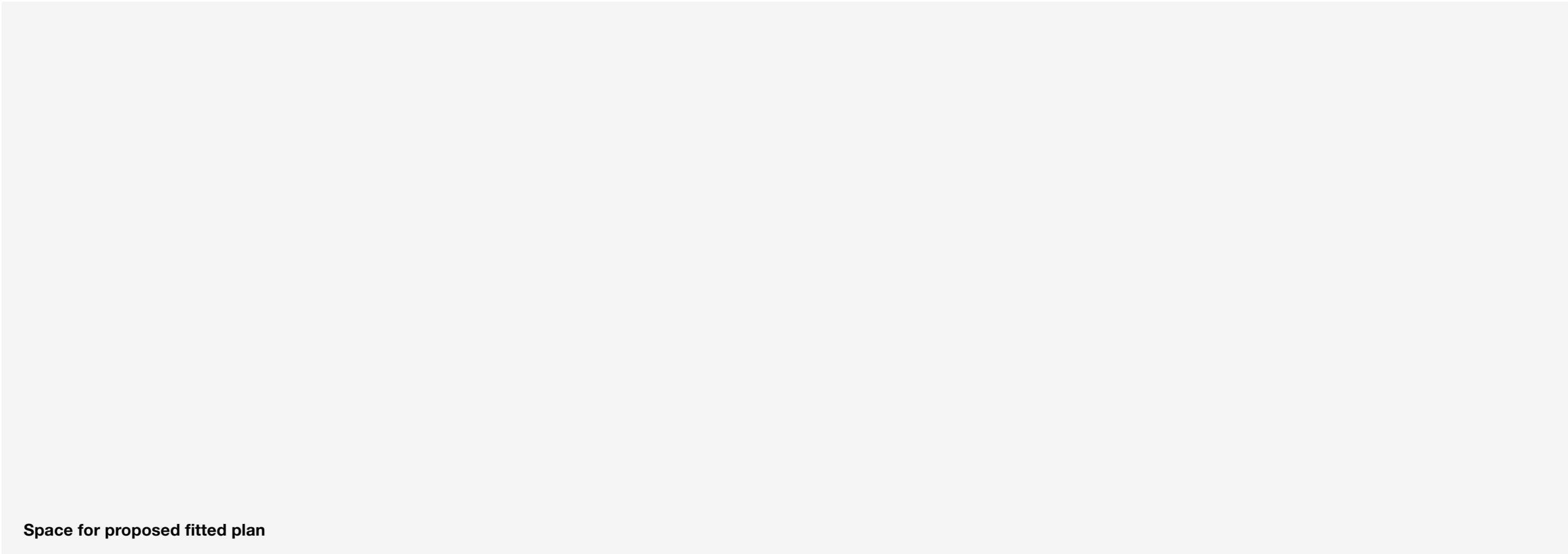
The Gateway is a place that truly functions, that resonates with people. A unique mixed use development within Leeds city centre, with direct access to the A1(M) link road. Situated 5mins away on the A63, offering excellent connections to both Leeds city centre and the motorway networks. Whilst avoiding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

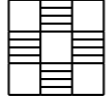





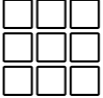
Specification:

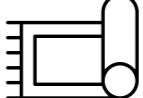
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Modern suspended ceilings
- 

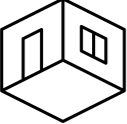
Comfort cooling
- 

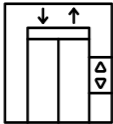
Raised access floors with 125mm clear void
- 

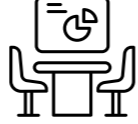
10 car parking spaces available
- 

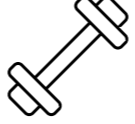
Open plan floor plates with clear spans of 12 metres
- 

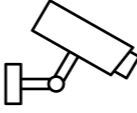
Fully carpeted flooring
- 


DDA compliant
- 

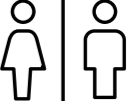
Excellent floor to ceiling of 2.75 metres
- 

1x 8 person passenger lift in each building
- 

Fitted meeting rooms & kitchens
- 

Complimentary gym
- 

24/7 on-site security
- 

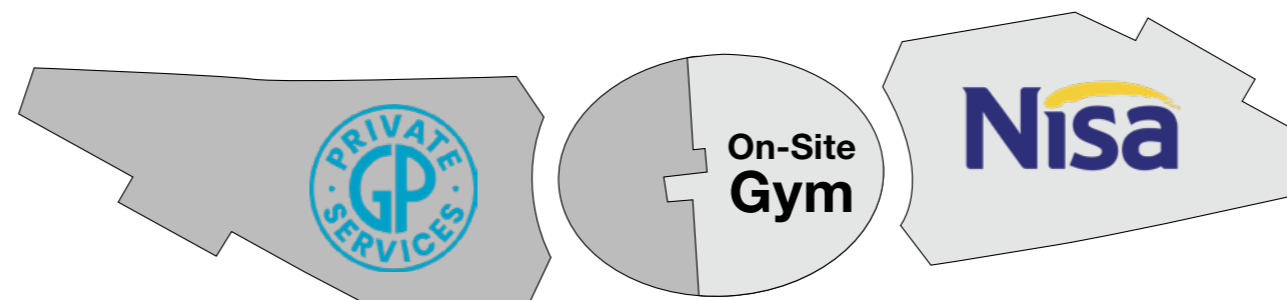
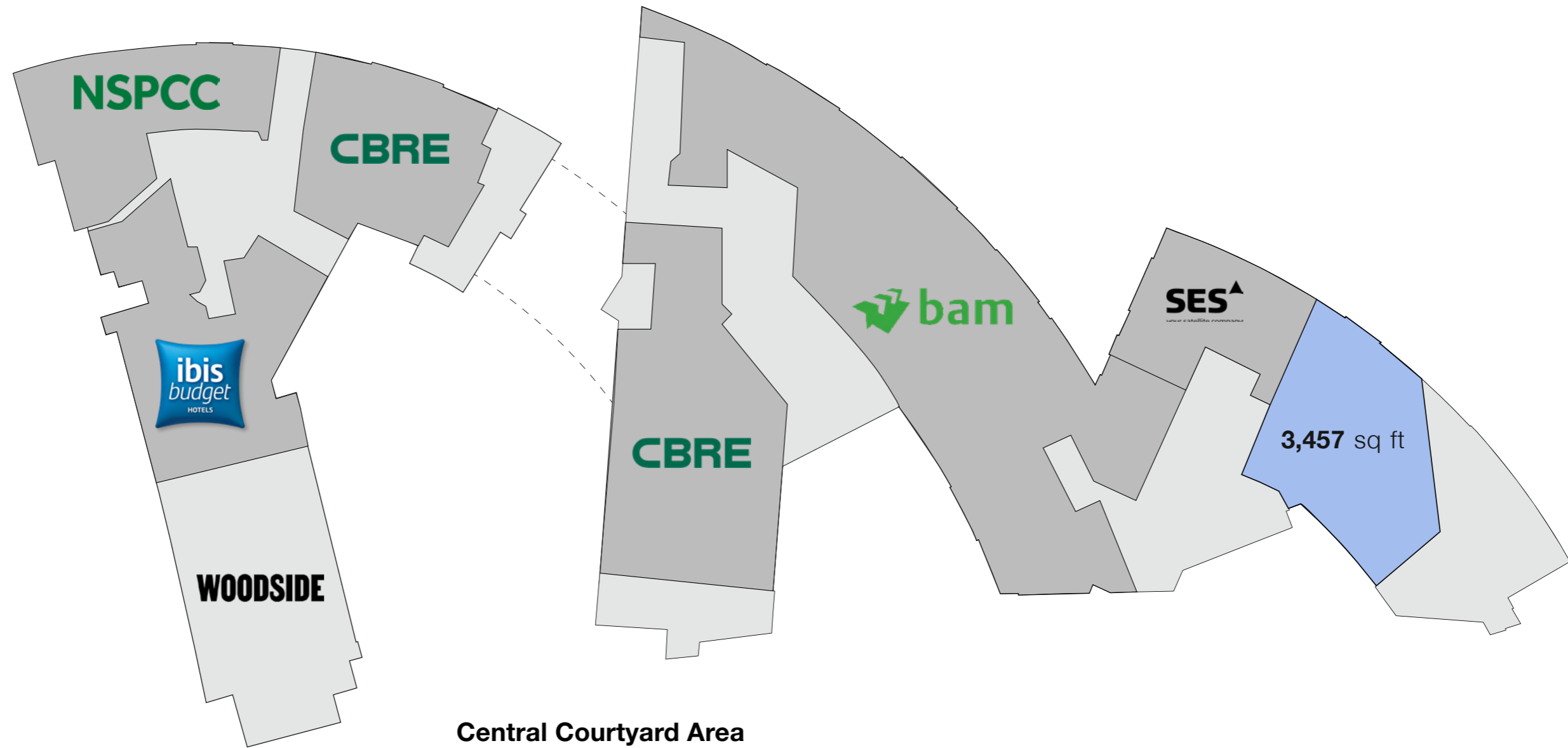
Shower facilities
- 

Male, female & disabled toilet facilities on each floor

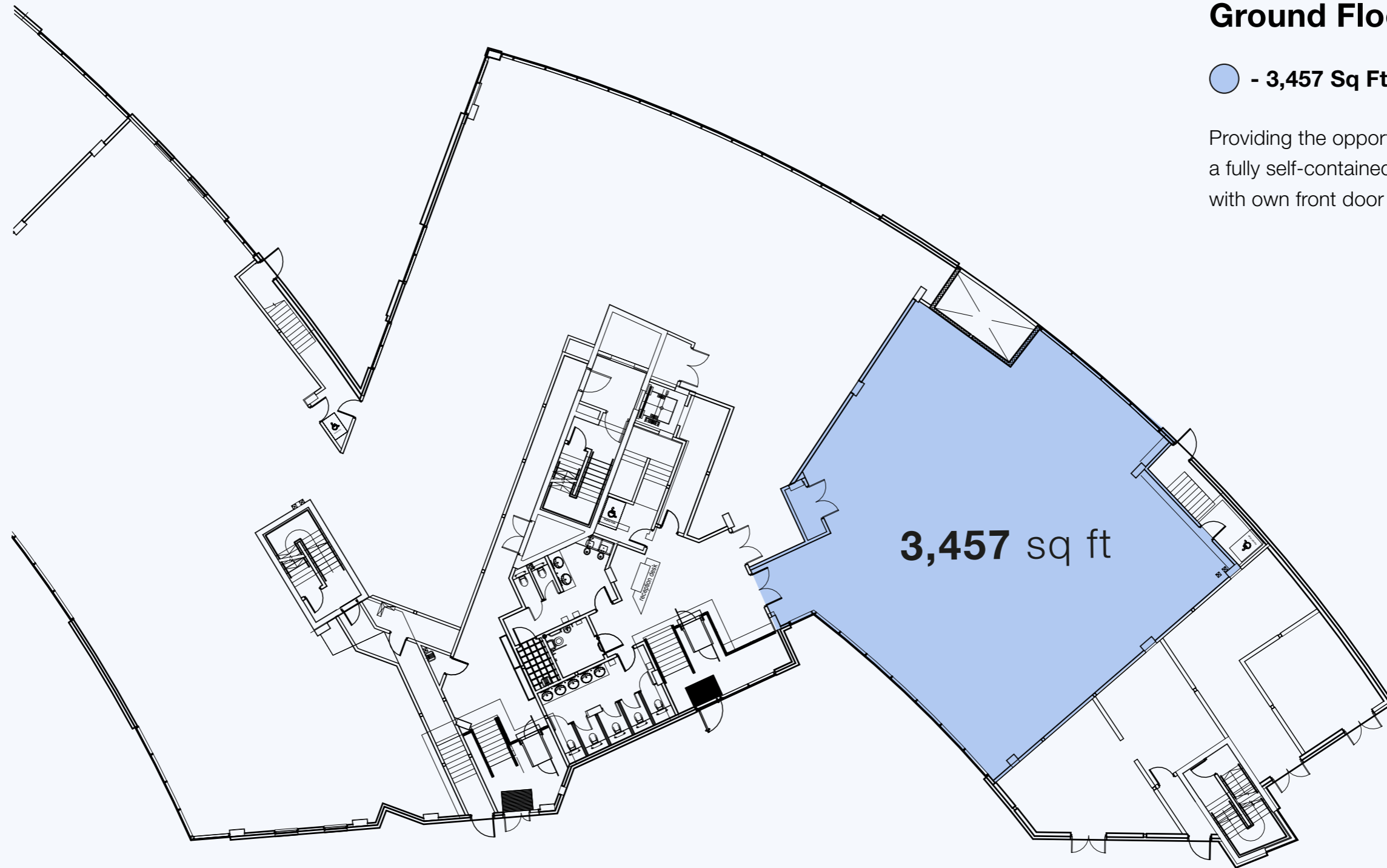
Our site plan.

Ground Floor Unit

● - 3,457 Sq Ft



Possibilities that suit **your every need.**



Ground Floor Unit

● - 3,457 Sq Ft

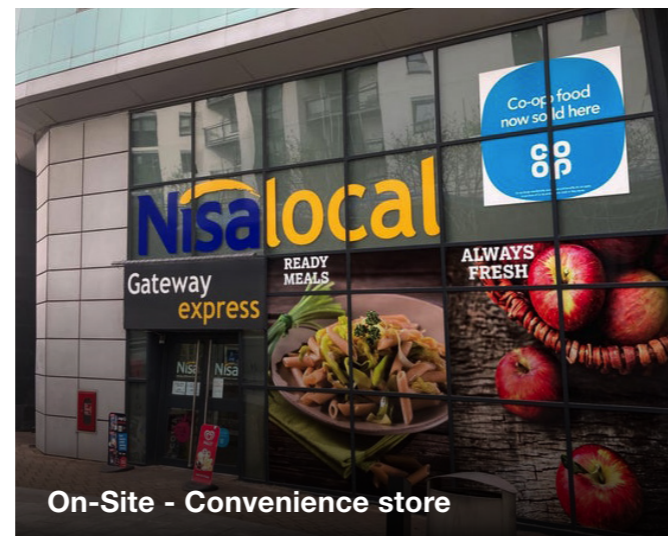
Providing the opportunity to acquire a fully self-contained workspace with own front door opportunity:

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

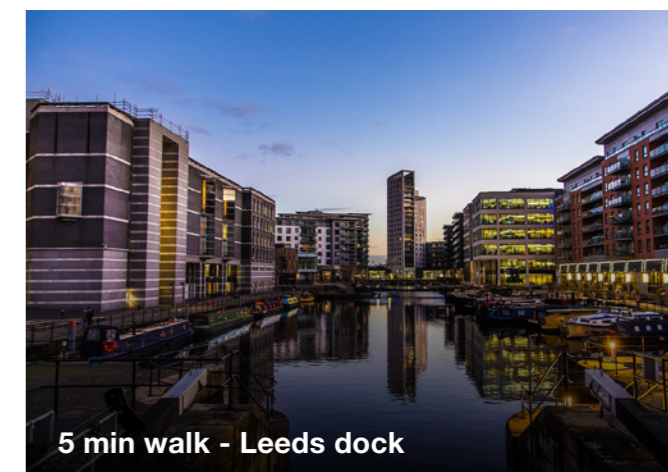


Culture at
its heart.

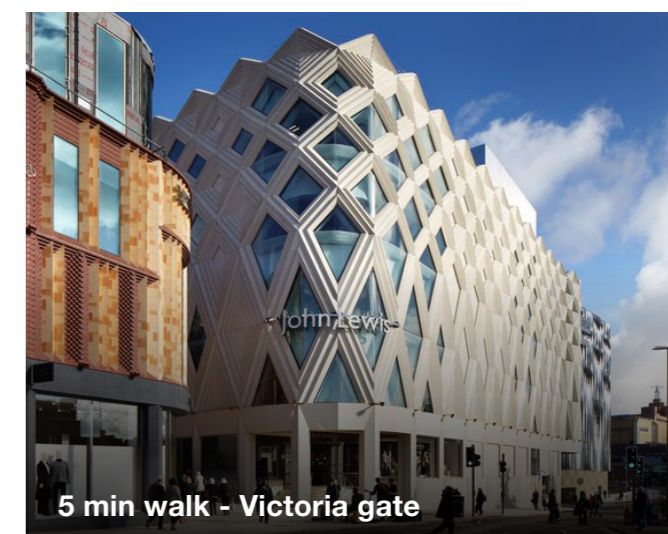
A stone's throw from the city centre.

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)

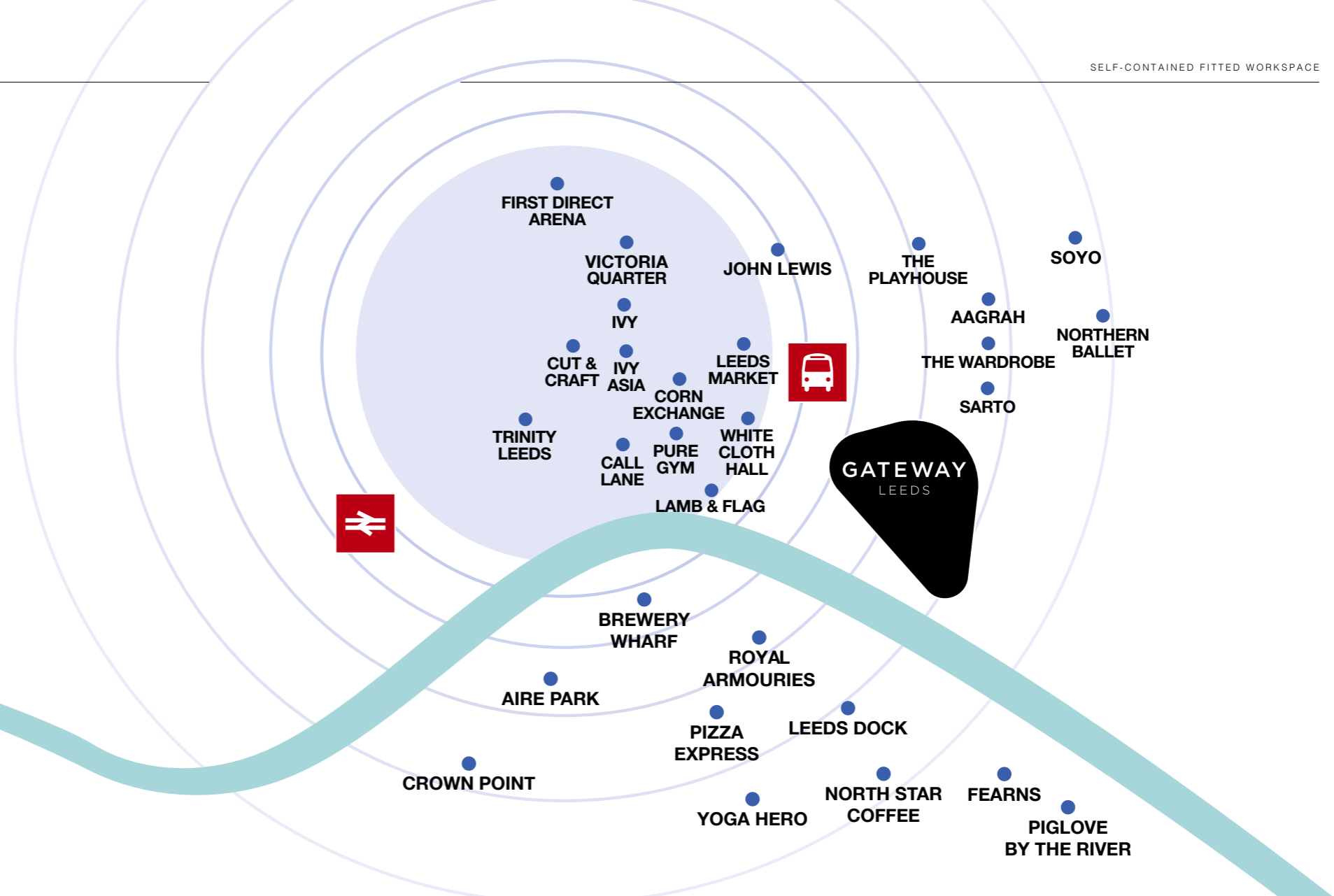
SOYO

GATEWAY
LEEDS


A63 (M1)

Possibilities that suit **your every need.**











The Gateway is ideally positioned to the east of the city centre, providing excellent access into the City, with Leeds' bus and train stations positioned within 3 and 14 minutes walking distance respectively of the development. The Gateway affords great access to Leeds' extensive motorway network, including J45 of the M1 accessed via the A63 (approx. 3 miles).



On-Site Amenities:

- 
Gym
- 
Nisa Local
- 
Ibis Hotel
- 
Woodside Bar & Eatery
- 
GP Services

Local Amenities:

- 
Brewery Wharf
- 
Cafe 164
- 
Lamb And Flag
- 
Train Station
- 
Bus Station
- 
Leeds Docks
- 
The Calls
- 
Piglove by the river
- 
Yoga Hero
- 
Pizza Express



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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

Nick Salkeld

nick.salkeld@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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