



Linford Wood
BUSINESS PARK

Gemini



12,772 – 25,553 sq ft

1,187 – 2,374 sq m



Gemini is about to undergo full refurbishment and offers a unique opportunity for bespoke modern accommodation tailored to an occupier's requirements. Currently a detached two storey office property, the large 12,000 sq ft floorplates set around a central courtyard can provide adaptable space as either Grade A offices or a hybrid light industrial/office building. Gemini is therefore suited to a wide variety of uses from traditional office occupiers to technology and light manufacturing/assembly and laboratory occupiers.

Arranged over ground and first floor levels, the building offers excellent natural daylight levels alongside suspended ceilings, full access raised floors and LED lighting. The proposed refurbishment includes HVAC air conditioning, refurbished WCs, and landscaped courtyard.

Externally the property benefits from onsite management, landscaped grounds, and generous free parking allocations, with ample overflow parking for staff and visitors located on the estate.



Bespoke refurbishment opportunity



HVAC air conditioning



On site management



Suspended ceilings with recessed LED lighting



Generous tenant & visitor parking



Large floorplates of 11,000 sq ft



Spacious contemporary offices with excellent natural light