

TO LET

HIGH-QUALITY SELF-CONTAINED OFFICE BUILDING WITH ON-SITE CAR PARKING

5,815 sq.ft.



- Central Garforth location
- Walking distance to the train station
- On-Site Car Parking

Pavillion Court, Green Lane, Garforth, Leeds, LS25 2AF

Regulated by RICS

LOCATION

Pavillion Court is prominently situated on Green Lane in the heart of Garforth, a thriving and well-connected suburb to the east of Leeds. This strategic location offers excellent accessibility, positioned just minutes from Junction 46 of the M1 motorway, providing seamless links to the A1(M), M62 and wider national motorway network.

Garforth itself is a popular commercial and residential area, benefitting from a strong local economy and a wide range of amenities. The property is conveniently located within walking distance of Garforth Main Street (0.8 miles), which offers a variety of shops, cafés, restaurants, and essential services. Garforth Railway Station is also nearby, providing regular direct services to Leeds, York, and beyond, making it a practical location for businesses with both local and regional connectivity needs.

Set within an established and attractive business environment, Pavillion Court presents an ideal location for a variety of commercial occupiers looking to benefit from the balance of excellent transport links and local amenities.

DESCRIPTION

Pavilion Court comprises a modern brick built detached office building set in an attractive landscaped environment.

The accommodation has been fitted out to an office specification throughout, which includes the following features: -

- Suspended ceilings
- LED Lighting
- Fully carpeted & decorated
- Passenger lift serving all floors
- Privately partitioned meeting rooms
- Comfort cooling
- Double glazed windows
- Raised access floors
- Male, female and disabled w/c facilities
- Good natural light
- Kitchen facility
- Security intercom system

PARKING

There are a generous **26** marked on-site car parking spaces.

ACCOMMODATION

The accommodation provides the following the following net internal floor areas: -

Description	Approximate Net Internal Floor Area	
	m ²	ft ²
Pavillion Court, Green Lane, Garforth		
Ground Floor	245	2,640
First Floor	231	2,490
Second Floor	63	685
Total		5,815

EPC

The property is to be reassessed for EPC purposes.

RATES

We understand the property has a rateable value of £59,000.

TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. The rent is to be based on £15 per sq ft per annum exclusive.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole selling agents: -

CARTER TOWLER
0113 245 1447

James Jackson
jamesjackson@cartertowler.co.uk
07920 812275

Tom Newstead
tomnewstead@cartertowler.co.uk
07538 680333

Clem McDowell
clemmcdowell@cartertowler.co.uk
07432 013246

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler, on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is January 2025. For information on our Privacy Policy please visit our website - www.cartertowler.co.uk