

TO LET

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

6,055 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		
Reception	22	240
Ground Floor	245	2,640
First Floor	231	2,490
Second Floor	63	685
Total	563	6,055

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: -

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