



Unit 13 Pavilion Business Park

Leeds, LS12 6AJ

**To Let - High Quality, Self
Contained Office Building
Situated on a Well
Established Business Park**

1,611 to 3,568 sq ft
(149.67 to 331.48 sq m)

- Refurbished
- Strategically located
- Self contained
- Modern specification
- 14 dedicated on-site car parking spaces
- Available for immediate occupation

Unit 13 Pavilion Business Park, Leeds, LS12 6AJ

Summary

Available Size	1,611 to 3,568 sq ft
Rent	£13 per sq ft
Rates Payable	£4.44 per sq ft
Rateable Value	£31,750
EPC Rating	B (42)

Location

Pavilion Business Park is a well established business park situated approximately 3 miles west of Leeds city centre. The park benefits from excellent connectivity, with convenient access to the A6110 Outer Ring Road, which in turn provides direct links to Junctions 1 and 2 of the M621 motorway, and the wider regional motorway network including the M62 and M1. The surrounding area is home to a mix of commercial occupiers, offering a strong business environment. Regular public transport services operate nearby, providing easy access to Leeds city centre and surrounding suburbs, while a range of local amenities are available within a short drive.

Description

Unit 13 Pavilion Business Park offers high-quality, self-contained office accommodation prominently situated within an established and well-maintained business park environment. The accommodation is arranged to provide predominantly open-plan workspace, complemented by glazed partitioned meeting rooms and private offices. The building is available as a whole, but may also be available on a floor by floor basis. The building comprises the following specification features:

- LED Lighting
- Suspended ceiling
- Perimeter trunking
- Kitchen & W/C facilities
- 14 dedicated car parking spaces and EV car parking spaces
- Gas fired central heating
- Excellent natural light
- CCTV security system

The property also benefits from modern fitted workstations, carpeting throughout, and a contemporary glazed entrance, providing a professional and ready-to-occupy solution for an occupier.

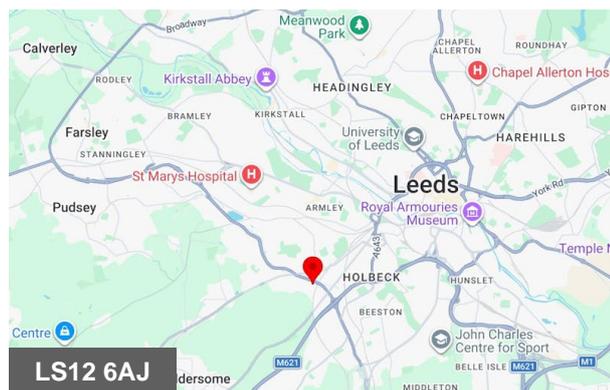
Accommodation

The accommodation comprises the following approximate net internal floor areas:

Name	sq ft	sq m	Availability
Ground	1,611	149.67	Available
1st	1,957	181.81	Available
Total	3,568	331.48	

Terms

The whole building is available by way of new full repairing and insuring lease for a term to be agreed.



Viewing & Further Information



James Jackson

07920 812275

jamesjackson@cartertowler.co.uk



Tom Newstead

07538680333

tomnewstead@cartertowler.co.uk



Clem McDowell

07432 013246

clemmcdowell@cartertowler.co.uk