



## Pavilion Court

Green Lane, Leeds, LS25 2AF

### **TO LET - SELF CONTAINED 'HQ STYLE' OFFICE BUILDING**

**6,055 sq ft**  
(562.53 sq m)

- On site car parking
- Walking distance to the train station
- Central Garforth location



# Pavilion Court, Green Lane, Leeds, LS25 2AF

## Summary

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Available Size | 6,055 sq ft                                                  |
| Rent           | £15 per sq ft                                                |
| Rates Payable  | £8.59 per sq ft<br>Based on the 2026 valuation.              |
| Rateable Value | £90,000                                                      |
| Car Parking    | There are 19 car parking spaces available with the premises. |
| VAT            | Applicable                                                   |
| Legal Fees     | Each party to bear their own costs                           |
| EPC Rating     | Upon enquiry                                                 |

## Location

Pavilion 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. 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.

## Description

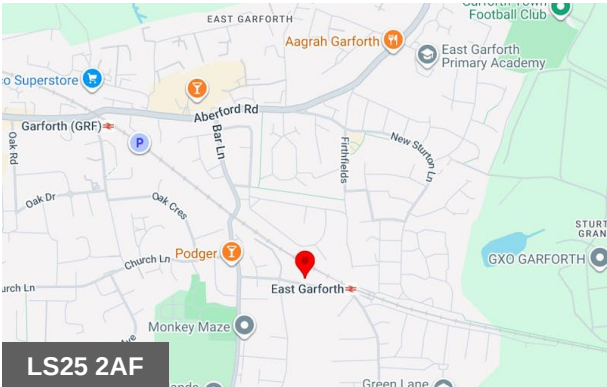
Pavilion Court comprises a modern brick built detached office building set in an attractive landscaped environment. The accommodation has been fitted out to an office specification throughout, which includes the following features: -

- Suspended ceilings
- LED Lighting
- Passenger lift serving all floors
- Privately partitioned meeting rooms
- Comfort cooling
- Double glazed windows
- Raised access floors
- Kitchen facility
- Security intercom system

## Accommodation

The accommodation comprises the following net internal floor areas:

| Name               | sq ft | sq m   | Availability |
|--------------------|-------|--------|--------------|
| Ground - Reception | 240   | 22.30  | Available    |
| Ground             | 2,640 | 245.26 | Available    |
| 1st                | 2,490 | 231.33 | Available    |
| 2nd                | 685   | 63.64  | Available    |
| Total              | 6,055 | 562.53 |              |



## Viewing & Further Information



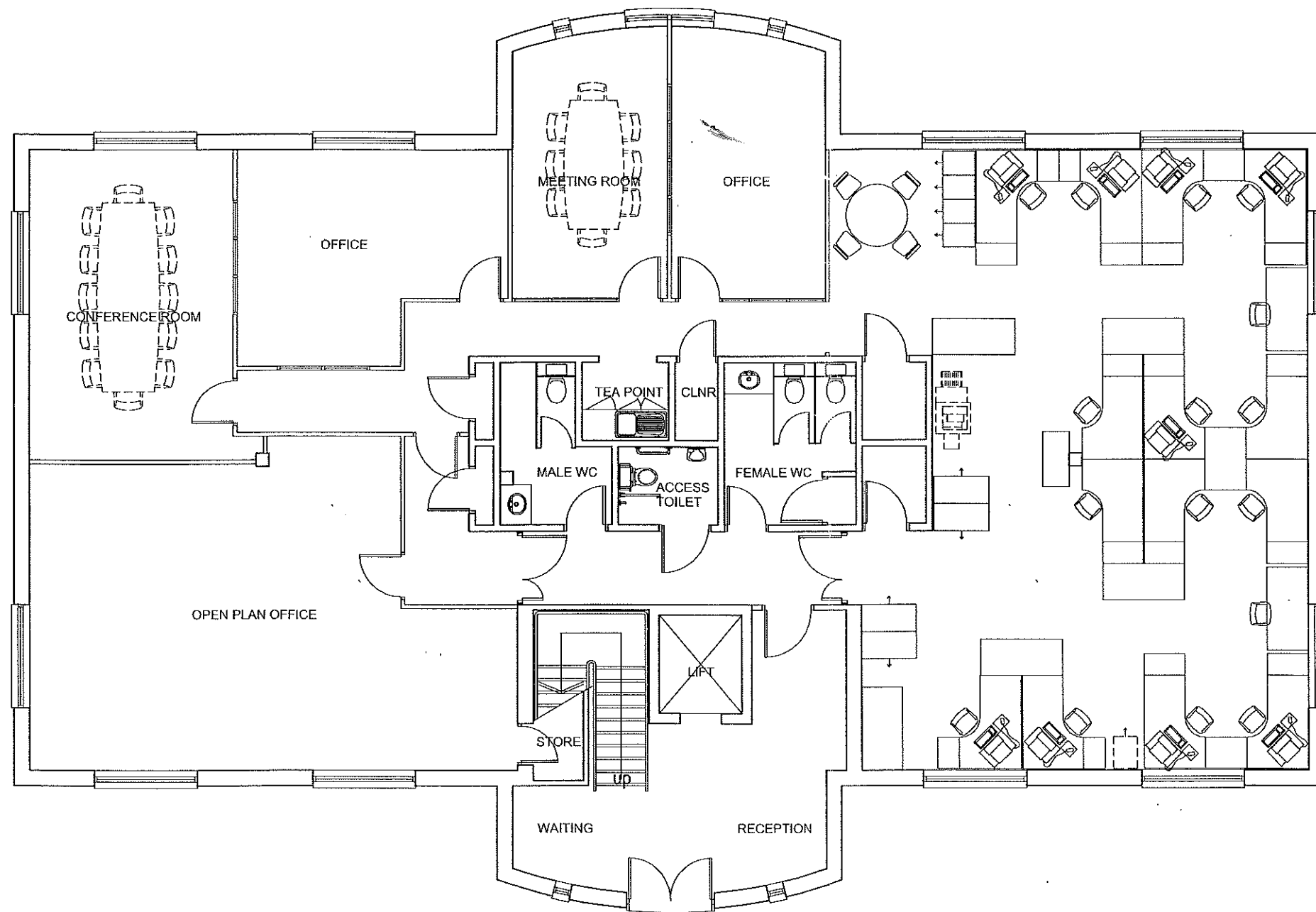
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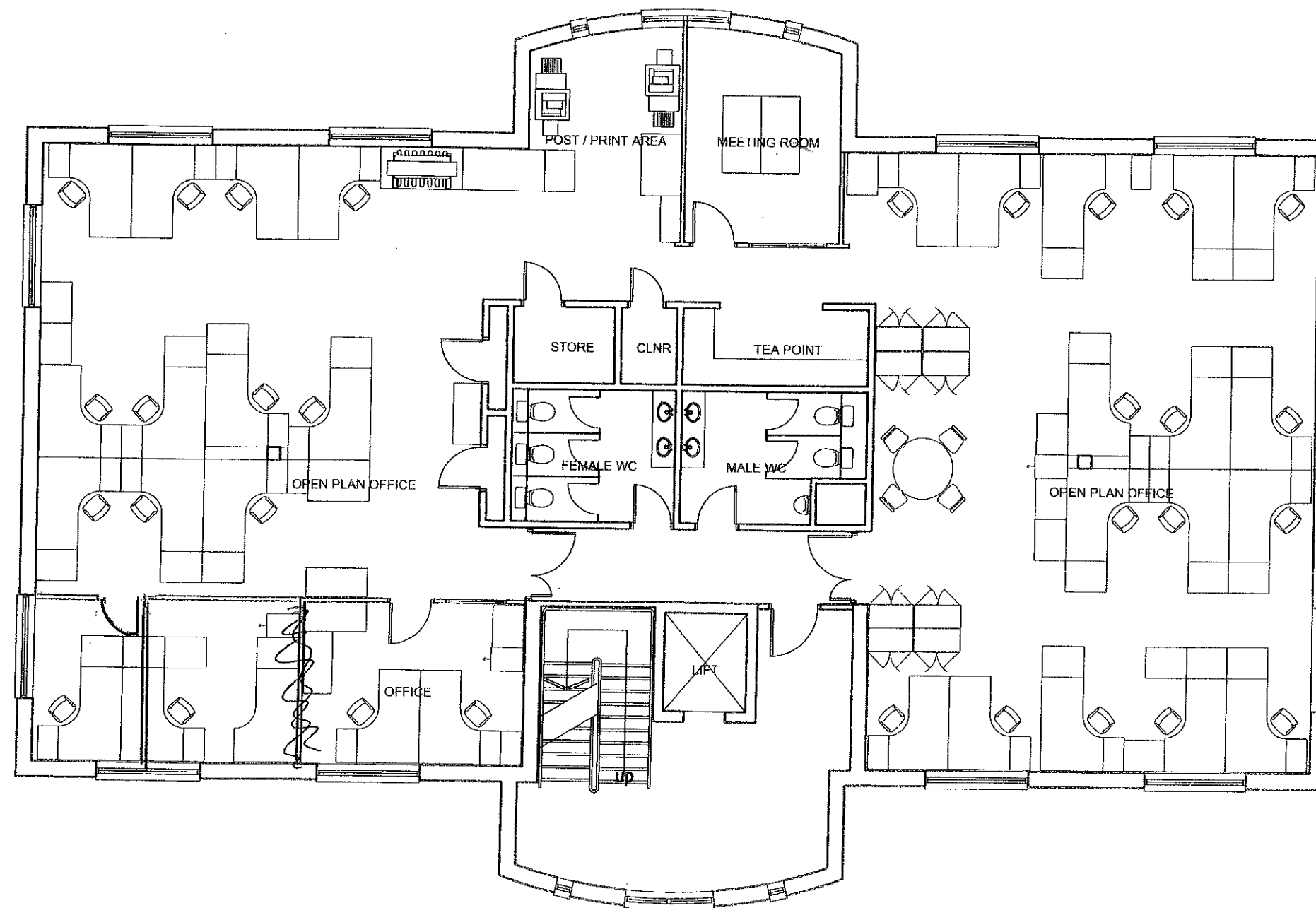


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GROUND FLOOR PLAN

|                                                                                                                                                                  |                |           |         |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------|---------|----------|
| Project                                                                                                                                                          |                |           |         |          |
| MORGAN ASHURST<br>PAVILLION COURT<br>GREEN LANE, GARFORTH, LEEDS                                                                                                 |                |           |         |          |
| Title                                                                                                                                                            |                |           |         |          |
| EXISTING GROUND FLOOR LAYOUT                                                                                                                                     |                |           |         |          |
| Scale                                                                                                                                                            | Drawn          | AR        | Checked | Approved |
| 1:50 @ A1                                                                                                                                                        | Date           | Feb. 2008 | Date    | Date     |
| CAD Ref                                                                                                                                                          |                |           |         |          |
| <b>MORGAN</b><br>Ashurst                                                                                                                                         |                |           |         |          |
| <small> Morgan Ashurst<br/> Architects<br/> Yarn Road, Dingleton, CL1 4JL<br/> Tel +44 (0)1325 351231 Fax +44 (0)1325 744407<br/> www.morganashurst.com </small> |                |           |         |          |
| Project number                                                                                                                                                   | Drawing number |           |         | Revision |
|                                                                                                                                                                  | 001            |           |         |          |



| Revision | Description | Drawn | Date | Checked | Approved |
|----------|-------------|-------|------|---------|----------|
|          |             |       |      |         |          |

|         |                                                                  |
|---------|------------------------------------------------------------------|
| Project | MORGAN ASHURST<br>PAVILLION COURT<br>GREEN LANE, GARFORTH, LEEDS |
| Title   | EXISTING FIRST FLOOR LAYOUT                                      |

|            |                |         |          |
|------------|----------------|---------|----------|
| Scale      | Drawn A R      | Checked | Approved |
| 1:100 @ A3 | Date Feb. 2008 | Date    | Date     |
| CAD Ref    |                |         |          |

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|                |                |          |
|----------------|----------------|----------|
| Project number | Drawing number | Revision |
|                | 002            |          |