

# PAVILION BUSINESS PARK

LEEDS OUTER RING ROAD • J1 M621 • LEEDS • LS12 6AJ

FOR SALE / TO LET  
HIGH QUALITY  
OFFICE ACCOMMODATION  
FROM 1,971 - 5,025 SQ FT  
WITH PARKING



[www.pavilionleeds.com](http://www.pavilionleeds.com)



## DESCRIPTION

Pavilion Business Park is one of Leeds' premier out-of-town business park locations.

Comprising of a substantial and established development of 19 self-contained modern office buildings, all with their own private parking within a pleasantly landscaped environment.

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## SPECIFICATION

Each building benefits from the following:-

- Double glazed windows
- New quality carpeting
- Brand new air conditioning (Unit 1)
- LED lighting (Unit 1)
- Category 2 fluorescent lighting in all other units
- Gas fired central heating
- Kitchen
- 3 compartment perimeter trunking
- Modern suspended ceilings
- Disabled access and facilities
- On-site CCTV security

## ACCOMMODATION

	SQ FT	CPS
Unit 1	5,014	18
Unit 4 (ground floor)	1,971	6
Unit 7	3,000	10
Unit 8	4,050	14
Unit 9	5,025	18
Unit 14	3,060	10
<b>Total</b>	<b>22,120</b>	<b>76</b>



## TERMS

Each building is available by way of a new full repairing and insuring lease or for sale on a long leasehold basis. Please contact the agents for full details of the quoting terms.

## LOCATION

Pavilion Business Park fronts onto the Leeds outer ring road within half a mile of junction 1 of the M621 motorway and within 1.5 miles of Leeds city centre. Junction 1 Retail Park and the White Rose Shopping Centre are both within a few minutes drive of Pavilion Business Park.

## TRAVEL TIMES

J1 M621	0.5 miles	White Rose Shopping Centre	1.5 miles
J1 Retail Park	0.5 miles	J43 M1	4.5 miles
Leeds City Centre	1.5 miles	Leeds Bradford Airport	10 miles

## VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.



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## BUSINESS RATES

For information on current rateable values please contact the agents. Alternatively, interested parties are advised to make their own enquiries with the Local Authority.

## SERVICE CHARGE

Further details are available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

## EPC

The EPC rating for each individual unit is available via the agents.

## FURTHER INFORMATION

For further information or to arrange a viewing please contact the agents.

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