

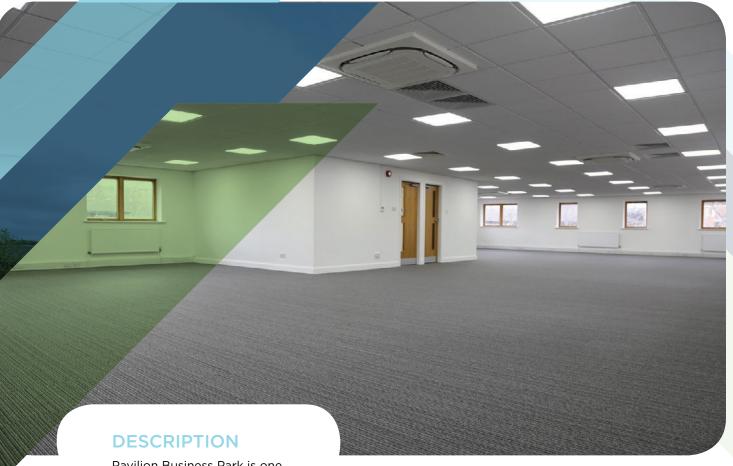
PAVILION BUSINESS PARK

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

FOR SALE / TO LET SELF CONTAINED HIGH QUALITY OFFICE UNITS AND SUITES FROM 1,971 - 7,060 SQ FT

WITH PARKING









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 | can be | 3,000 | 10 |
| Unit 8 | combined | 4,050 | 14 |
| Unit 9 | | 5,025 | 18 |





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.



MISEPRESCHAION ACT: These particulars do not constitute part of an ofter or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchase or creams should not rely on them as statements or regresentations of fart and must satisfy themselves as to their accuracy. WISP Property consultants It by, not it semplowes or regresentatives have any authority to make or give any representation or warranty or entit into any contract in relation to the property. Rents quoted in these particulars may be subject to VAI in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not condition or the state of the property shall not condition and prospective tentants properties and as interneted only as a guida. They may have been changeain construction and mist influents could not rey posted from prospective purchases should not rely on this formation but must up their solicitors to desk the plans and specifications better the completion of the properties and are interneted only as a guida. They may have been changeain construction and mist influents could not rey to make should not rely on this formation but must up their solicitors to the state of the plans and specifications attached to their contract. By the have not make any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiri in this regard. Designed and producted by www.theedeligneschanges can be the other should be added to the contract. By contract the purchase of the property is an additional to the purchase of the purchase



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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