

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



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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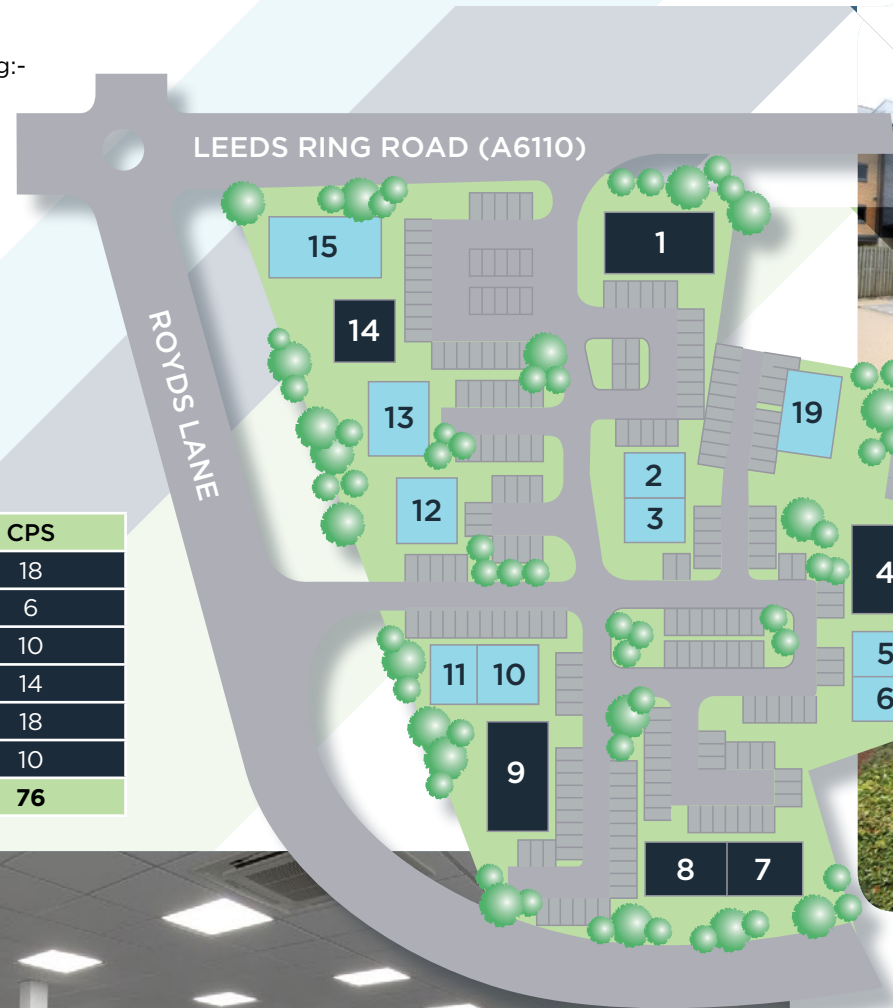
SPECIFICATION

Each building benefits from the following:-

- Double glazed windows
- New quality carpeting
- 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
Total	22,120	76



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.



MISREPRESENTATION ACT: These particulars do not constitute part of an offer 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 purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. WSB Property Consultants LLP and GVA, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made 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 enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. April 2018.



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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