

COMMERCIAL



OFFICES TO LET

NIA 85.4m² (919 sq ft) – 177.2m² (1,907 sq ft) approx.



UNIT 11 PAVILION BUSINESS PARK ROYDS HALL ROAD, LEEDS, LS12 6AJ

- A modern, semi-detached office building available as a whole or per floor basis
- Dedicated car parking spaces to the front
- Excellent location close to Junction 1 of M621 and Leeds Outer Ring Road

MISREPRESENTATION ACT 1967

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ALL PRICES & RENTS QUOTED ARE EXCLUSIVE OF V.A.T.

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LOCATION: The property forms part of the established Pavilion Business Park located off the Leeds Outer Ring Road and close to Junction 1 of M621, approximately 3 miles south west of Leeds city centre.

ACCOMMODATION: A semi-detached, brick built two-storey pavilion styled office building with front main entrance door.

Lobby and corridor leading to a **ground floor** open-plan L-shaped office and separate WC.

Staircase to **first floor** with open plan office suite, kitchen facility and WC.

Neutrally decorated throughout, carpeted, suspended ceiling with integrated LED light panels and windows to front and rear elevations. Benefits from gas central heating and air conditioning.

The accommodation is available as a whole or can be let on a floor-by-floor basis.

Net Internal Area (NIA):

Ground Floor	85.4m ²	(919 sq ft) approx.
First Floor	87.7m ²	(944 sq ft) approx.
First Floor Kitchen	4.1m ²	(44 sq ft) approx.
TOTAL	177.2m²	(1,907 sq ft) approx.

To the outside there is well maintained landscape areas with generous parking provisions. The number of car parking spaces to be confirmed and agreed.

RATING: From the VOA Rating List - 2026 RV £21,250

This is not what you pay and interested parties should make their own enquiries with Leeds City Council regarding the amount payable.

RENT: £11.75 psf exclusive

LEASE: To be let on terms to be agreed on effectively Full Repairing and Insuring (FRI) basis.

The Tenant to make a fixed contribution towards the Landlords legal costs in granting a Lease.

E.P.C: Cert No. 6411-6304-7815-4569-8419
Rating: 78 'D'

VIEWING: By appointment through this office:
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