

Your partners in property

Unit 13 Pavilion Business Park, Leeds, LS12 6AJ



TO - LET

- 3,568 sq ft
- Self contained building
- 14 car parking spaces
- Popular business park location close to motorway network
- New lease



Description

Unit 13 comprises a self-contained, two storey detached office building offering predominantly open plan offices at first floor with more cellular offices on the ground floor.

The offices have been measured to have a net internal floor area of approximately 3,568 sq ft (331,48 sq m).

Specification

The specification of the ground floor includes for the following:

- Perimeter trunking for IT & power
- Existing meeting rooms installed
- Suspended ceiling with recessed LED lighting
- Double glazed powder coated windows
- Gas fired central heating
- Fitted kitchen on both floors
- CCTV
- 14 car parking spaces
- EV charging
- Security alarm



Location



Unit 13 is located on the popular and prominently positioned Pavilion Business Park development. Pavilion Business Park offers easily accessibility, fronting the Leeds Outer Ring Road within half a mile of Junction 1 of the M621 motorway and only 2 miles west of Leeds city centre.



Further Details

Unit 13 is available to let, as a self-contained unit, by way of a new effective full repairing and insuring lease on flexible and competitive terms at a rent of £13.00 psf pa exclusive of VAT.



Rates

The property has been assessed to have a Rateable Value of £27,750.

We advise all interested parties to make their own enquiries of the local rating authority.

Estate Charge & Insurance

The tenant will be responsible for the payment of an estate charge and building insurance premium. Further information available upon request.

EPC

The property has been assessed to have an EPC rating of B (42). A copy of the certificate is available upon request.

Anti Money Laundering

Any incoming tenant will be asked to provide financial information and be subject to relevant AML / KYC checks.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



Viewing & Further Information

Strictly by appointment with letting agents:

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[Particulars dated [03.09.25]. Photographs and videos dated [28.08.25]

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Particulars dated September 2025. Photographs dated August 2025.

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