

To Let / For Sale

Unit 15, Pavilion
Business Park, Leeds,
LS12 6AJ

7,175sq ft

- Self contained building
- Part fitted offices
- 22 car parking spaces
- Popular business park location close to motorway network

Your partners in property



Description

Unit 15 comprises a self-contained, three storey detached office building offering predominantly open plan offices.

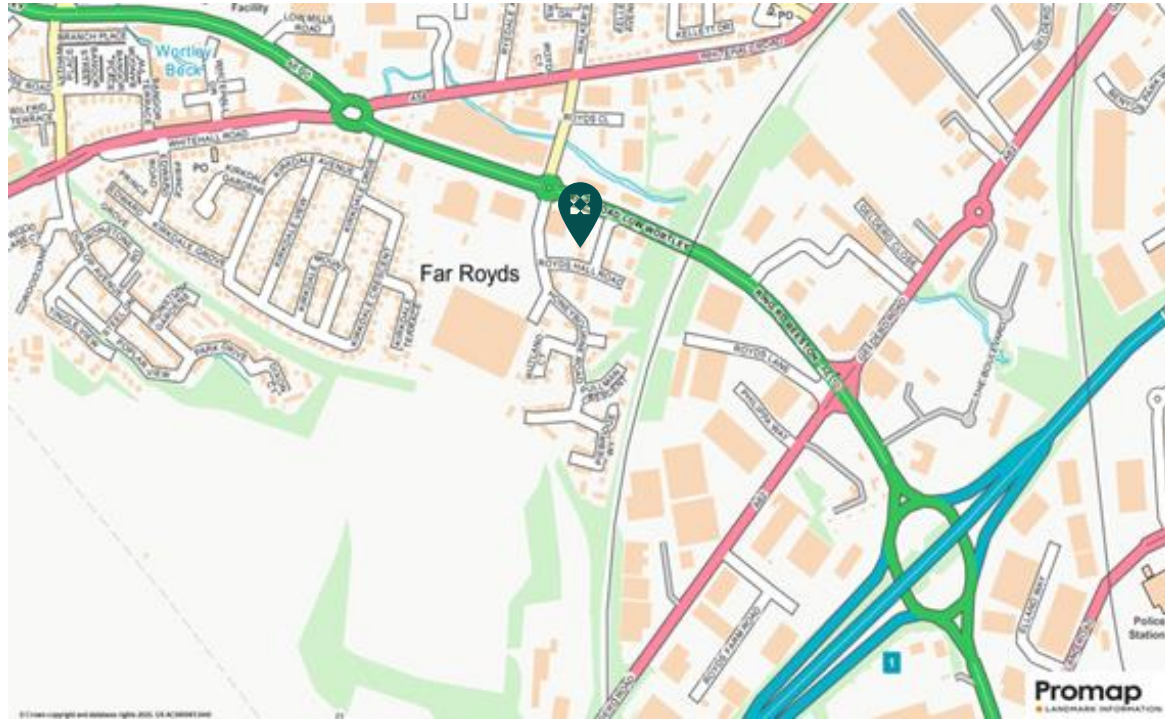
The offices have been measured to have a net internal floor area of approximately 7,175 sq ft.

The specification of the suite includes for the following

- Perimeter trunking for IT & power
- Existing meeting rooms installed
- Part fitted offices
- Suspended ceiling with recessed LED lighting
- Double glazed powder coated windows
- Passenger lift
- Fitted kitchen / kitchenette on all floors
- 22 car parking spaces
- Gas free building



Location



Unit 15 is located on the popular and prominently positioned Pavilion Business Park development.

Pavilion Business Park offers easy 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.







Accommodation

From the measurements provided, the accommodation provides the following Gross Internal Floor Area (GIA):

Description	Sq M	Sq ft
Ground Floor	222.13	2,391
First Floor	222.13	2,391
Second Floor	222.13	2,391
Total	666.39	7,175

Further details

Terms letting

Unit 15 is available to let/ for sale, 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 £12.00 psf pa exclusive of VAT.

Terms sale

Price on application.

Due Diligence

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

Legal Costs

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

VAT

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

Rates

The property has been assessed to have a rateable value of £56,500 (April 2023 to present). 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.

Contact

For further information, or to arrange a viewing, please contact Knight Frank, the sole agents.



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Particulars dated January 2026. Photographs dated January 2026.

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