

# Lot 34

Vacant Possession

## Unit 9, Pavilion Business Park, Leeds, West Yorkshire LS12 6AJ

Modern Office Building with Potential



### Key Details

- Modern office building within established business park
- Located on Leeds outer ring road just off Junction 1 of the M621
- Recently refurbished unit with 19 car parking spaces
- Nearby occupiers include Barnardo's, Swiis (UK) and Coram Children's Legal Centre

On behalf of **m seven**  
REAL ESTATE

### Location

Miles: 2.5 miles south-west of Leeds city centre  
 Roads: A6110, A643, M621 (Junction 1)  
 Rail: Leeds Rail Station  
 Air: Leeds Bradford Airport

### Situation

Pavilion is a well established out of town business park located 2.5 miles from Leeds city centre. The property benefits from excellent road connections, located on the A6610, just off Junction 1 of the M621. The park comprises 19 modern office buildings with occupiers including Barnardo's, Swiis (UK) and Coram Children's Legal Centre. The Junction 1 Retail Park and White Rose Shopping Centre are also both within close proximity to the park.

### Description

The property comprises a two storey, purpose built office building which has been recently refurbished. The specification includes modern suspended ceilings, Cat II fluorescent lighting and three compartment perimeter trunking. The property benefits from 19 allocated parking spaces on the estate.

### Tenure

Virtual Freehold. Held for a term of 999 years from completion at a ground rent of £100pa.

### VAT

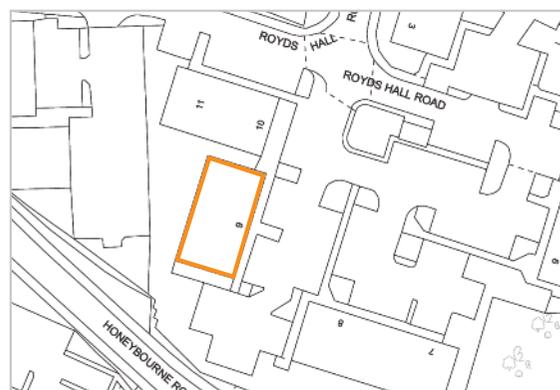
VAT is applicable to this lot.

### Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Office	232.29 sq m (2,500 sq ft)	VACANT POSSESSION
First	Office	234.71 sq m (2,526 sq ft)	
<b>Total</b>		<b>467.00 sq m (5,026 sq ft)</b>	



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