

Lot 28

Vacant Possession

Unit 1 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
- Refurbished unit with 16 car parking spaces
- Nearby occupiers include IBSECAD, Rodley Interiors, Barnardos, Swiis (UK) and Coram Children's Legal Centre

On behalf of a major Fund Manager

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 16 modern office buildings with occupiers including IBSECAD, Rodley Interiors, Barnardos, 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 16 allocated parking spaces on the estate.

Tenure

Virtual Freehold.

VAT

VAT is applicable to this lot.

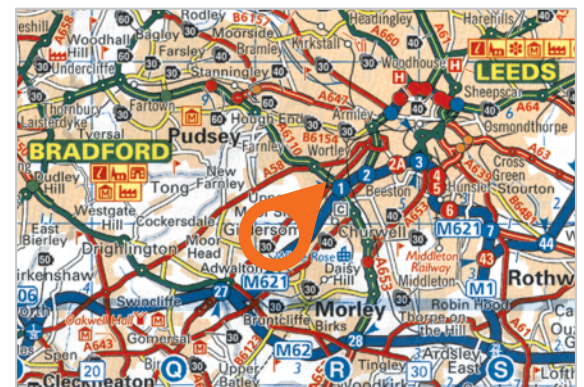
Six Week Completion

Energy Performance Certificate

Band B. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant
Ground	Office	232.90 sq m (2,507 sq ft)	VACANT POSSESSION
First	Office	232.90 sq m (2,507 sq ft)	
Total		465.80 sq m (5,014 sq ft)	



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