



TO LET

GOOD QUALITY COMFORT COOLED OFFICES UNIT 9 PAVILION BUSINESS PARK LEEDS LS12 6AJ

5,026 sq ft (467 sq m)



Location

Pavilion Business Park is located on the A6110 Leeds outer ring road, approximately 3 miles from Leeds city centre. The location provides excellent accessibility to the motorway being less than 1 mile from Junction 1 of the M621.

Description

Unit 9 is a modern detached two storey building providing good quality office accommodation.

Accommodation

The offices comprise the following net internal areas:-

Ground Floor	232.29 sq m	2,500 sq ft
First Floor	234.71 sq m	2,526 sq ft
Approximate Total Net Internal Floor Area	467 sq m	5,026 sq ft

Amenities

- Comfort cooling
- Perimeter trunking
- Fitted kitchen
- Male, Female & Disabled wc's
- Suspended ceilings with Cat 2 lighting
- Gas central heating
- Double glazed windows
- Partitioned offices

Lease Terms

The accommodation is available by way of assignment of our client's existing lease expiring 2015 or a sub-lease for a term of years to be agreed.

Rent

The rent passing is £62,000 per annum and this figure has also been set for the 2010 rent review

Rates

We are informed the Rateable Value of the property is £57,500. Therefore, using the current Uniform Business Rate Multiplier of 48.1 pence the Rates Payable are £27,657.50.

Legal Costs

All parties to bear their own legal costs incurred in this transaction.

Viewing

For further information and to arrange a viewing please contact the agents:

BNP Paribas Real Estate, Capitol House, Russell Street, Leeds, LS1 5SP

Sarah Ritchie on 0113 2420044

Email: sarah.ritchie@bnpparibas.com

SUBJECT TO CONTRACT