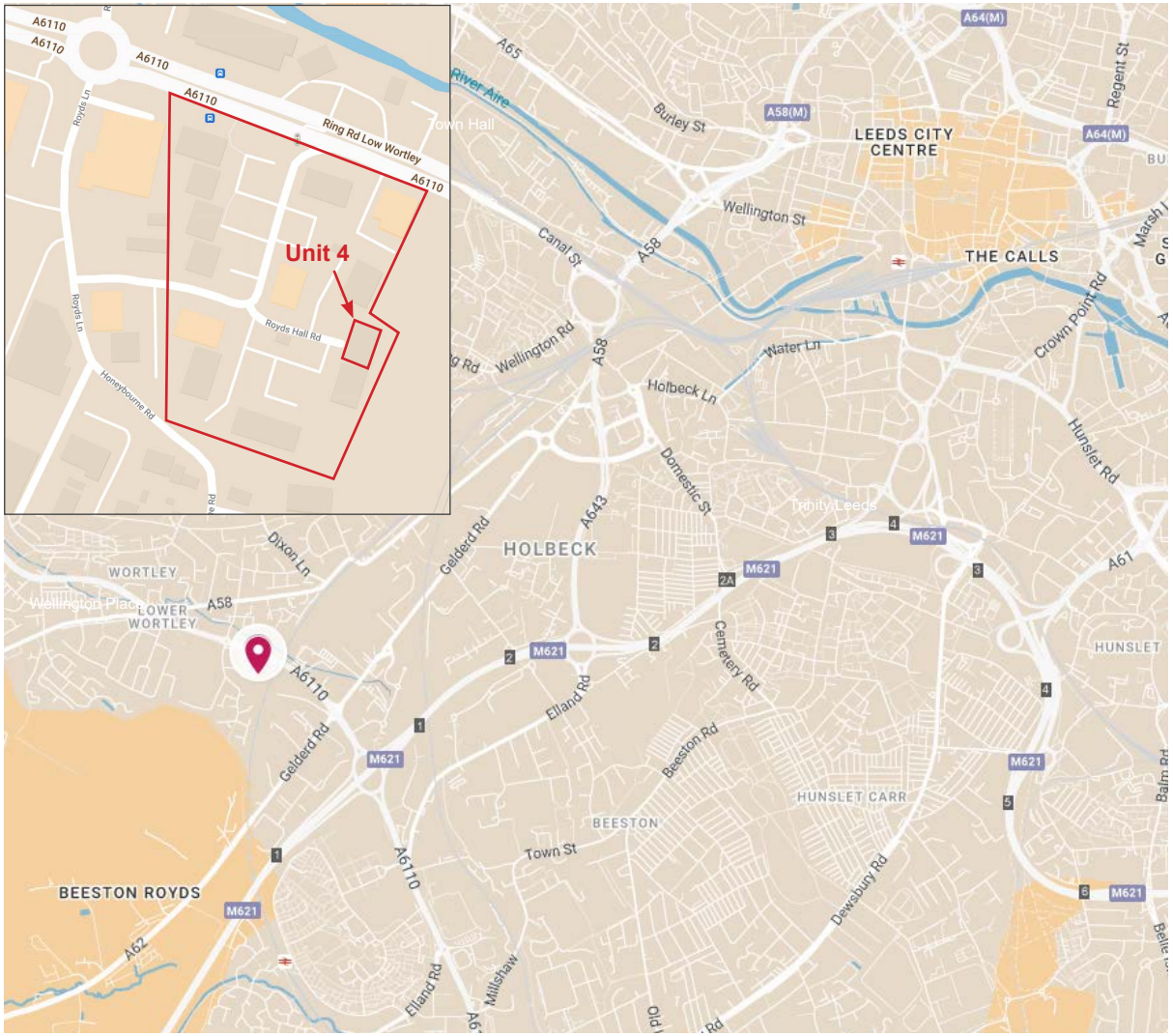
TO LET – UNIT 4, PAVILION BUSINESS PARK, ROYDS HALL ROAD, LEEDS LS12 6AJ

HIGH-QUALITY WORKSPACE AT REGENT BUSINESS HUB – 950 ft²

FOX LLOYD JONES
0113 243 1133
www.fljltd.co.uk



LOCATION



Situation

- The subject property is situated on Pavilion Business Park, which is one of Leeds' premier out-of-town business park locations.
- The park comprises a substantial and established development of 19 self-contained modern office buildings, all with their own private parking, within a pleasantly landscaped environment.

Location

- Pavilion Business Park fronts onto the Leeds outer ring road within half a mile of Junction 1 of the M621 motorway and within 1.5 miles of Leeds city centre.
- Junction 1 Retail Park and the White Rose Shopping Centre are both within a few minutes' drive of Pavilion Business Park.

UNIT 4, PAVILION BUSINESS PARK, LEEDS, LS12 6AJ

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PROPERTY DETAILS

Description

Unit 4 Pavilion Business Park provides high-quality workspace over ground and first floors.

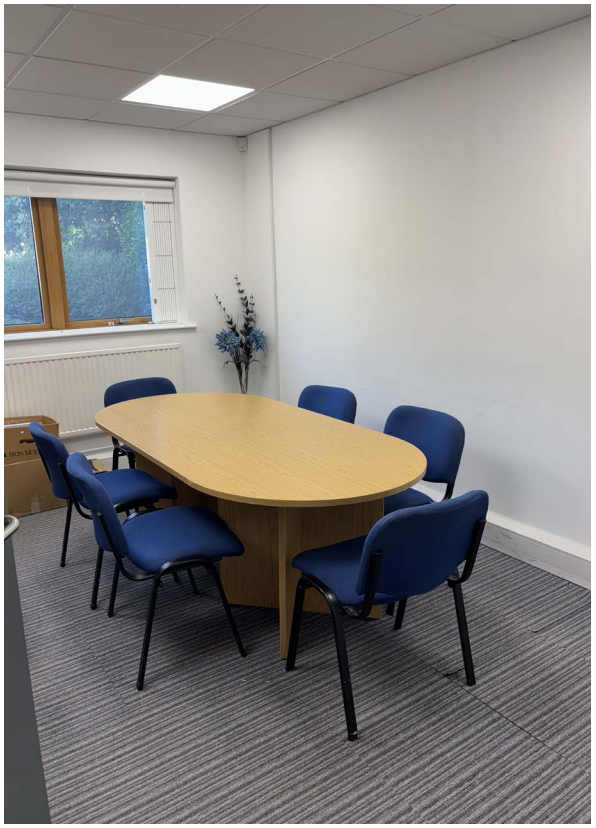
The available suite is positioned at ground floor level, with a dedicated meeting room and access to shared kitchen facilities.



Specification

The building has been fully refurbished, providing the following specification:

- Ground Floor - Suite 2
- 1x 8-person fitted meeting room
- LED lighting
- Carpet floor finish
- Central Heating
- Kitchen facilities
- Excellent natural light
- Landscaped business park
- WC facilities
- 16 parking spaces, on a first come first serve basis



Accommodation (NIA)

Floor	Sq. M.	Sq. Ft.
Ground	88.26	950
Total	**88.26**	**950**

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Viewing & further information

Please contact the sole selling agents:

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Terms

The suite is available on a new lease - flexible terms are available.

Rent

On application

Rateable Value

Upon enquiry

Service Charge:

Upon Enquiry

EPC:

The property's energy rating is C (62). A copy of the certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared July 2025