



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

MODERN OFFICE BUILDING WITH P

**UNIT 18 PAVILION BUSINESS PARK,
ROYDS HALL ROAD, LEEDS, LS12 6AJ**

123 - 247m² (1,332 – 2,657 sq ft)

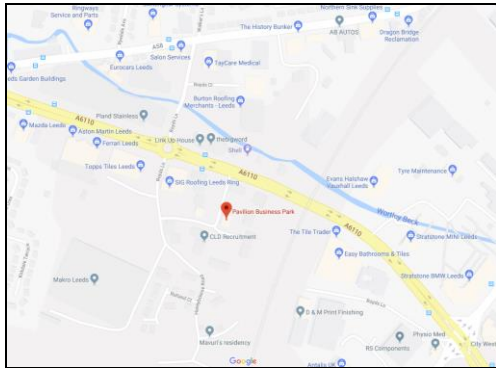


- 13 car parking spaces
- Leeds Ring Road Business Park
- Within 0.5 miles of junction 1 M621

0113 2348999

Location

The property is located within the popular Pavilion Business Park fronting and accessed off Leeds outer ring road at its junction with Royds Hall Road approximately 1.5 miles to the south of Leeds city centre and within 0.5 miles of junction 1 of the M621 motorway.



Description

Modern two storey B1 office building with pitched and hipped blue slate covered roof, double glazed window frames and accommodation arranged over the concrete ground and first floors with service core and staircase.

In the event of the property being let on a floor by floor basis the entrance and service core WCs would be shared. Other characteristics of the property include:-

- Electrical and lighting installations
- LED lighting to first floor
- Central heating pipes and radiators
- Intruder alarm and CCTV
- Various partitioning and first floor kitchen

Accommodation

The property has the following approx net internal floor areas:-

Floor	Description	M ²	(sq ft)
FF	Predominantly glazed partitioning forming 4 cellular office areas, central open plan office & kitchen	123.13	(1,325)
	Ladies & gents WCs	-	-
GF	Partitioning forming 3 general office areas	123.72	(1,332)
	Entrance & disabled WC	-	-
	Total Net Internal Floor Area	246.85	(2,657)

Rating

We are advised the premises are assessed for business rates as follows:-

Part FF	Offices RV £4,450
Part FF	Offices RV £5,200
Part GF	Offices RV £6,200
Part GF	Offices RV £6,000

The National Uniform Business Rate for 2018/19 is 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate

The property has an EPC with energy rating C (63).

Terms

The premises are available to let on a tenants full repairing and insuring basis for a term to be agreed incorporating 3 yearly upward only rent reviews. The rent to be payable monthly in advance exclusive of business rates, building insurance and maintenance rent. The maintenance rent relating to the estate to be charged at 50p psf. In the event of the property being let floor by floor an additional service rent to apply relating to the maintenance and upkeep of the building common parts. Maintenance rents to be subject to annual increases in accordance with RPI.

Rent

£25,000 per annum (only £9.40 psf).

Rent on a floor by floor basis - £10 psf.

VAT

Rents are quoted exclusive of VAT.

Legal Costs

Each party to be responsible for their own reasonable legal costs in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 2786/A/S
February 2019

Subject to Contract



Michael Steel & Co
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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.