



Unit 16, Pavilion Business Park, 3  
Royds Hall Road, Leeds,  
West Yorkshire, LS12 6AJ



**MODERN FIRST FLOOR OFFICE  
SPACE, OFFERING 1068 SQ FT**

**£13,500 PA**

## **Description**

A modern first floor office space to let, in a busy and reputable business park. The space offered is 1068 sq ft including a private/boardroom/meeting room, private kitchen and generous open plan office space.

The property is to a modern specification offering suspended ceilings, gas heating and communal toilets within the building.

Externally there is gated private parking

## **Terms**

Leasehold. The property is available to lease on new terms to be negotiated.

## **Rateable Value**

Rateable Value: £11,500

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

## **VAT**

The property is elected for VAT.

## **Legal Costs**

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## **Planning**

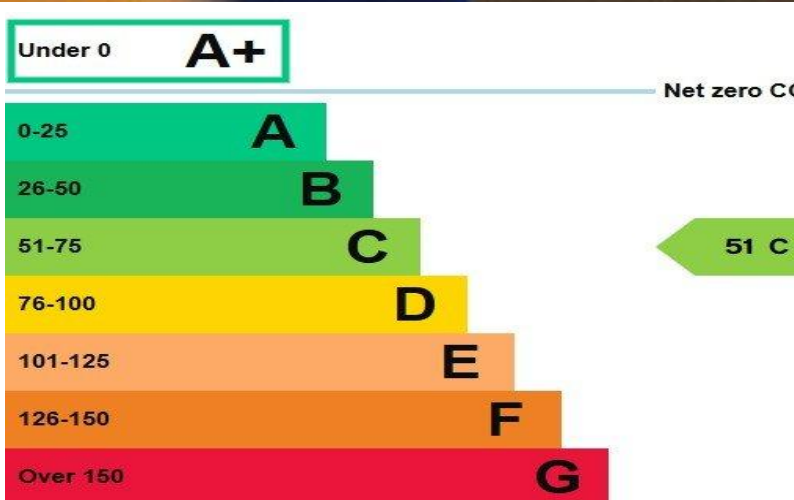
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## **Services**

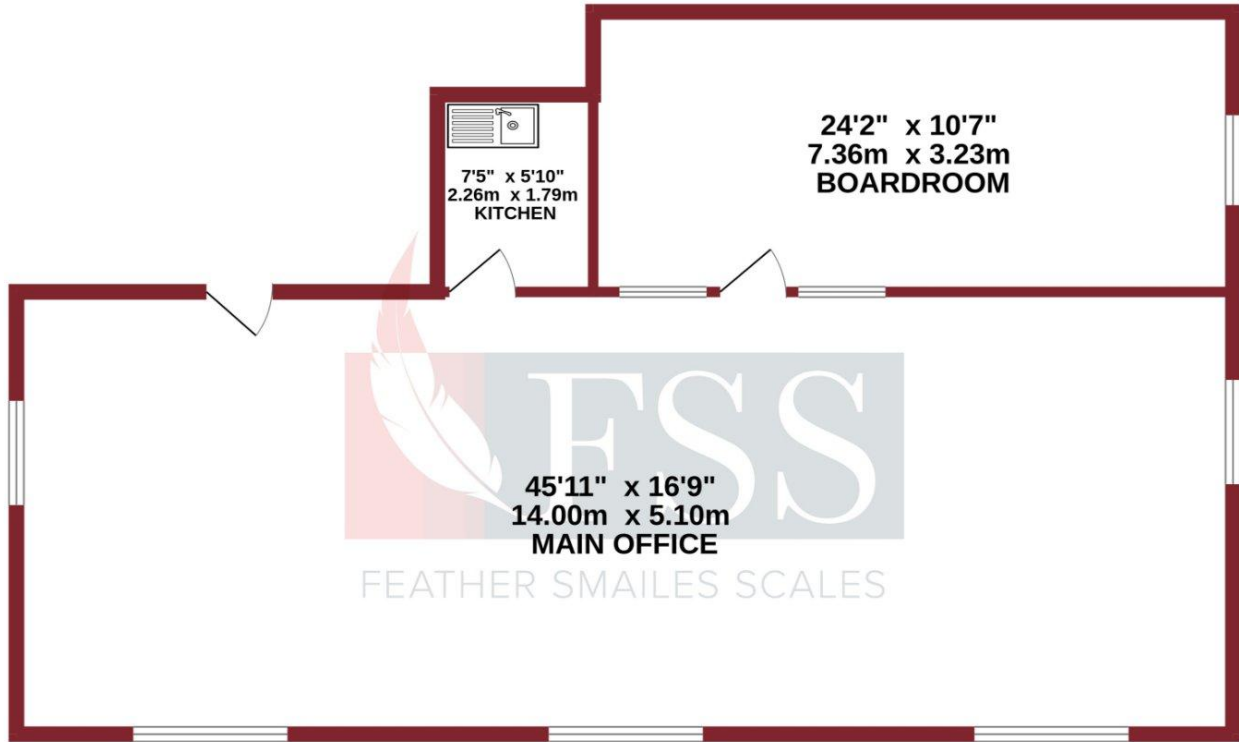
All mains services are connected to the property.

## **Viewing**

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



**FIRST FLOOR**  
**1068 sq.ft. (99.2 sq.m.) approx.**



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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