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Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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Regent Business Hub, Pavilion Bus Park, LS12 6AJ £20,000 Per Annum

OFFICES WITH RECEPTION

Regent Business Hub is located within Pavilion Park fronting Leeds Outer Ring Road and benefits from superb transport links being within half a mile of Junction 1 of the M621 motorway and within 1.5 miles of Leeds City Centre. The M621 motorway provides a direct route to Leeds City Centre and the wider national motorway network (M1/M62).

Office providing secure and high calibre modern cost-effective accommodation with on-site parking.

EASY IN - EASY OUT TERMS

- 696 sq ft
- Office /Clinical /Well-Being
- Gas Central Heating
- Double Glazed Windows
- LED Lighting
- on-site parking
- Inclusive price
- Easy in - Easy out terms

## LOCATION

Regent Business Hub is located within Pavilion Park, one of Leeds Premier Business Parks set within attractive landscaped grounds with designated private parking. It benefits from superb transport links being within half a mile of Junction 1 of the M621 motorway and within 1.5 miles of Leeds City Centre. The M621 motorway provides a direct route to Leeds City Centre and the wider national motorway network (M1/M62). Regent Business Hub is also ideally placed for local amenities, Junction 1 Retail Park and the White Rose Shopping Centre are both within a short drive.



## DESCRIPTION

High quality ground floor serviced office provides open-plan, secure and cost-effective accommodation. There is also an on-site kitchenette and staff breakout area.



The premises are ideal for office, clinical and well-being use.

## ACCOMMODATION

The office provides the following accommodation:-  
64.68 m2 - 696 sq ft

benefitting from:-

- \* On-site car parking
- \* High speed Internet Access
- \* Gas Central Heating
- \* LED lighting
- \* 24hr Access
- \* Cleaning of common parts
- \* Kitchenette Facilities
- \* Communal areas cleaned
- \* Telecom system subject to quotation.



## TERMS

Available by Lease or Licence  
£20,000 per annum plus VAT payable monthly

Price includes:-

- \* Car parking
- \* Internet
- \* Heating
- \* Electric supply
- \* Cleaning of common parts
- \* Building Insurance
- \* Kitchenette Facilities

EASY IN - EASY OUT TERMS



## BUSINESS RATES

The property has been assessed by the Valuation Office Agency as follows:-  
£5,000 RV

100% Small Business Rate relief (subject to status) and Retail Relief  
ZERO PAYABLE

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-  
6558-6669-6991-1106-9627  
Rating C-63

These can be viewed on [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate)

## VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

## MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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## MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared July 2025.

