

7 Pavilion Offices

CBRE

# To Let/For Sale 1-7 Hepton Court

Site Area — 1,000 - 19,914 sq ft

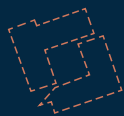


YORK ROAD,  
LEEDS,  
LS9 6PW



**1,000 - 19,914 SQ FT PROMINENT MULTI LET OFFICE INVESTMENT**  
1-7 HEPTON COURT, YORK ROAD, LEEDS, LS9 6PW

**To Let/For Sale**



7 PAVILION OFFICES  
IN TWO 'L' SHAPE  
BUILDINGS



73 CAR PARKING  
SPACES ON SITE  
(1:259 SQ FT)



ACCESSIBLE WC



COURTYARD WITH  
LANDSCAPING AND  
EXTERNAL SEATING



## Description

The estate is made up of 7 pavilion offices in two 'L' shape buildings situated around a courtyard which provides landscaping and external seating.

Each office benefits from a ground floor entrance hall, off which is an accessible WC and staircase to the first floor.

The accommodation provides a mix of open plan and cellular offices.

Along with the asset management of the current tenancies, the properties would suit carving up, refurbishing and being let or sold off as individual units.

## EPC

The units have EPC ratings of B following refurbishments and D for those with pending refurbishments. Certificates are available upon request.

## Location

The property comprises a pavilion office development fronting and accessed via A64 York Road, approximately **3.0 miles east of Leeds city centre**.



## Contact us

For viewings or additional information please contact to joint agents:

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## ACCOMMODATION

Unit	Size (sqft)	Size (sqm)	Status
1	2,176	202	SOLD
2	2,273	211	SOLD
3	3,427	318	GF AVAILABLE
4	2,182	203	LET
5	2,213	206	AVAILABLE
6	3,767	350	AVAILABLE Q3 2025
7	2,876	267	AVAILABLE Q3 2025

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