

TO LET

**MOORFIELD HOUSE
MOORFIELD ROAD ESTATE
YEADON
LEEDS
LS19 7BN**

- GOOD QUALITY MODERN OFFICES
- POPULAR & ESTABLISHED ESTATE
- 359.51 SQ MTRS (3,869 SQ FT)
- ON-SITE PARKING FOR 14 CARS



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Location

The property is situated within the popular and established Moorfield Road Estate in Yeadon, occupying a position on Moorfield Road.

Units on the estate are occupied for a mixture of office, industrial and trade counter type uses.

Description

The property comprises a two storey office building offering good quality refurbished accommodation throughout.

At ground floor there is an entrance vestibule, reception, two private offices, meeting room, board room, kitchen/staff room, toilets and stores, whilst at first floor there are two private offices, two open plan offices, a post room and store.

Externally, there is private on-site parking to the front and side of the property providing space for 14 cars.

Accommodation

The total approximate net internal floor areas are:		
	Sq M	Sq Ft
Ground Floor Offices	121.66	1,310
Ground Floor Kitchen	21.41	230
Ground Floor Stores	32.37	348
First Floor Offices	170.10	1831
First Floor Stores	13.97	150
Total Approximate NIA	359.51	3,869

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

Under the 2017 Rating List the property has an entry as 'Offices and premises' with a rateable value of £35,750.

EPC

The property has been assessed with an EPC rating of The Energy Performance Assessment Rating of the property is Band D (78).

Terms

The property is available to let by way of a new full repairing and insuring lease on terms to be agreed.



Rental

£42,500 per annum exclusive.

VAT

The rental quoted is exclusive of VAT (if applicable).

Legal Fees

The ingoing tenant will be responsible for the landlords legal fees.

Viewing

For further information and viewing arrangements, please contact the joint sole letting agents:

Paul Diakiw

Walker Singleton
0113 848 0000
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Mathew Halliwell

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Feb-18



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