

## TO LET

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

- **RENT REDUCED**
- 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
<b>Total Approximate NIA</b>	<b>359.51</b>	<b>3,869</b>

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

**£36,750 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  
paul.diakiw@walkersingleton.co.uk

### Mathew Halliwell

Brackenridge Hanson Tate  
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