

TO LET MODERN OFFICES



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

- 3,869 sq.ft (359.51 sq.m)
- Situated on a popular established estate
- Fully refurbished
- 14 on-site parking spaces

Tel: 0113 244 9020 / www.bht.uk.com

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 property has the following Net Internal Floor Areas:-

GF Offices	121.66 sq.m.	1,310 sq.ft.
GF Kitchen	21.41 sq.m.	230 sq.ft.
FF Offices	170.10 sq.m.	1,831 sq.ft.
FF Stores	13.97 sq.m.	150 sq.ft.
Total NIA	395.51 sq.m.	3,869 sq.ft.

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.

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.

RATES

We understand the property is assessed as follows:-

Rateable Value £35,750

Rates Payable £17,160 (approx)

Interested parties are advised to make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (78). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

By appointment with the joint agents:-

Brackenridge Hanson Tate

or

Walker Singleton

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Subject to Contract
February 2018

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.