



TO LET

GOOD QUALITY MODERN OFFICES
3,869 sq.ft. (359.51 sq.m)



MOORFIELD HOUSE
MOORFIELD ROAD ESTATE
YEADON
LEEDS
LS19 7BN

address. 6 Lisbon Square, Leeds, LS1 4LY

tel. 0113 244 9020 **fax.** 0113 244 1104 **web.** 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:-

Ground Floor Offices	121.66 sq.m.	1,310 sq.ft.
Ground Floor Kitchen	21.41 sq.m.	230 sq.ft.
First Floor Offices	170.10 sq.m.	1,831 sq.ft.
First Floor Stores	13.97 sq.m.	150 sq.ft.
Total Approx. 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

£42,500 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

Awaited.

RATES PAYABLE

We understand the property is assessed as follows:-

Rateable Value	£35,750
Rates Payable	£17,160(approx.)

LEGAL COSTS

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

VAT

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

VIEWING

By appointment with the joint agents:-

Brackenridge Hanson Tate
Tel: 0113 244 9020
Att: Mathew Halliwell
Email: mathew@bht.uk.com

or

Walker Singleton
Tel: 0113 848 0000
Att: Paul Diakiw
Email: paul.diakiw@walkersingleton.co.uk

SUBJECT TO CONTRACT

Feb-18

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