

AWS

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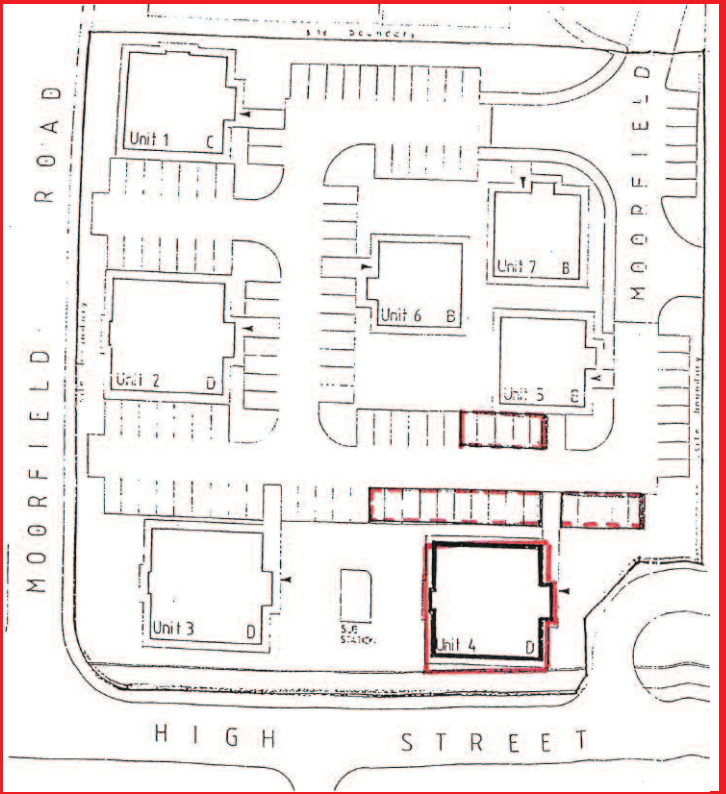
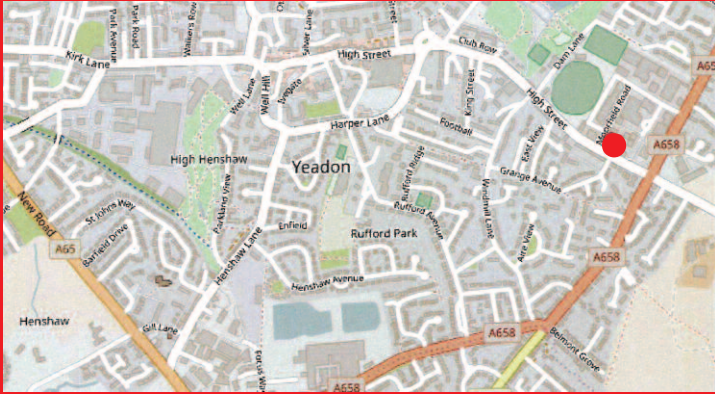
TO LET **HIGH QUALITY OFFICE UNIT**

UNIT 12, MOORFIELD BUSINESS PARK,
YEADON, LS19 7YA

• 4,507 SQ FT (418.82 SQ M)



www.awsltd.co.uk



LOCATION

Situated adjacent to the Leeds/Bradford Airport, midway between the two Cities, Moorfield Business Park is a well-established business location accommodating a number of office properties.

The property is to the north west of Leeds City Centre and has excellent access to the whole of the conurbation including the upmarket Towns of Harrogate and Ilkley.

DESCRIPTION

The property is a self-contained modern office unit with brick elevations under a pitched roof providing two floors of open plan space with:

- Suspended ceilings
- Cat II lighting
- Carpeting
- Perimeter trunking
- Central heating
- 20 car parking spaces

LEGAL FEES

Each party is responsible for their own legal fees incurred in the transaction.

ACCOMMODATION

(all areas are net internal)

Ground floor office	2,165 sq ft	201.14 sq m
First floor office	2,122 sq ft	197.14 sq m
Attic space	220 sq ft	20.44 sq m
TOTAL	4,507 SQ FT	418.72 SQ M

PLANNING

We understand the property has planning consent for B1 (office) use.

RATEABLE VALUE

We understand the rateable value of the property is £42,000

SERVICE CHARGE

A service charge is levied to cover the costs of the management and maintenance of the common areas of the estate.

TERMS

The property is available to let on FRI terms for a period to be agreed and a rent to be agreed.

SUBJECT TO CONTRACT

AWS
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0113 235 1362
www.awsld.co.uk

VIEWING

Strictly by appointment only with the sole agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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