

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

UNIT 15 MOORFIELDS BUSINESS
PARK,
YEADON,
LS19 7YA

HIGH QUALITY OFFICE UNIT
TO LET (MAY SELL)

4,479 SQ FT (416 SQ M)

GET IN TOUCH

Nick Arundel

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LOCATION

Moorfields Business Park is a well established office campus situated to the north west of Leeds City Centre, adjacent to the Leeds/Bradford Airport, giving excellent access to the conurbations of both Leeds and Bradford as well as those of nearby North Yorkshire.

DESCRIPTION

The property is a self-contained modern office unit of brick construction under a pitched roof providing two floors of quality office accommodation. The specification includes:

- Suspended ceilings
- Lighting
- Carpeting
- Perimetre trunking
- 20 car parking spaces

PLANNING

The property has planning for B1 (office) use.

SERVICE CHARGE

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

ACCOMMODATION (all areas are net internal)	SQ FT	SQ M
Ground floor office	2,206	205
First floor office	2,273	211
TOTAL	4,479	416

RATEABLE VALUE

We are informed the rateable value of the property is £49,750. All enquirers should check with the Rates Authority.

TERMS

The property is available to let on a full repairing and insuring basis for a period to be agreed. Rent on application.

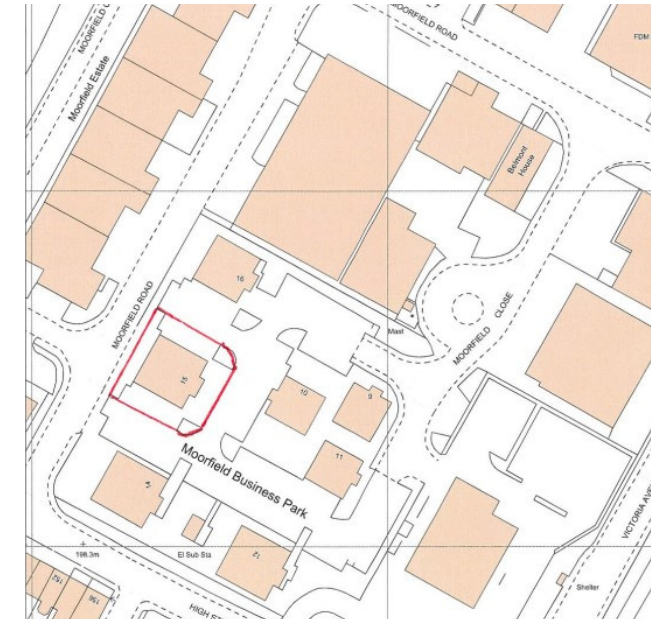
Our Clients may consider a sale.

EPC

An EPC is available upon request.

VIEWING

Strictly by appointment with the Sole Agent, AWS Ltd, Nick Arundel, 01132351362



MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. October 2023.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

SUBJECT TO CONTRACT