

MODERN OFFICE FOR SALE / TO LET



15 MOORFIELD BUSINESS PARK, YEADON, LS19 7YA

- 4,260 sq.ft (395.71 sq.m.)
- Self contained modern office over 2 floors
- 20 car parking spaces
- Established business park close to Leeds Bradford Airport.
- Newly refurbished to a high standard.
- Suitable for a variety of uses, subject to planning where necessary.

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

LOCATION

The property is located within the established Moorfield Business Park in Yeadon approximately 7 miles northwest of Leeds city centre. The town benefits from good connectivity via major road networks, including the A65 and A658, providing easy access to Leeds, Bradford, Otley and other surrounding areas. Leeds Bradford Airport is located approximately 1 mile north east of the park providing domestic and international flights.

The business park comprises a range of industrial, office and leisure occupiers including Howdens, Rawdon Motors, Moorfield Garage, Aireborough Gymnastics, Active Kids Day Nursery, Rayner Smith Finance, Charlesworth Kennedy Headhunters, Linetime and Murgatroyds Fish & Chips.

DESCRIPTION

The property comprises a newly refurbished 2 storey self-contained office building of brick construction under a pitched slate tiled roof and benefits from the following: -

- Open plan office on each floor.
- Ground floor meeting room.
- Kitchenette on each floor.
- Two wc's on each floor with disabled wc on the ground floor.
- Shower on the ground floor.
- Ground floor comms room.
- LED lighting.
- Suspended ceiling
- Perimeter trunking
- Ground floor security shutters
- 20 allocated car parking spaces

The property is suitable for a variety of alternative uses (subject to planning where necessary), including clinic, health and beauty and due to the ground floor having a small, adapted loading door it could be suitable for light assembly or research and development with offices on the first floor.

ACCOMMODATION

The property provides the following approximate Net Internal Floor Area:-

Ground Floor	195.51 sq.m	2,105 sq.ft
First Floor	200.20 sq.m	2,155 sq.ft
TOTAL	395.71 sq.m	4,260 sq.ft

LEASE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£50,000 per annum exclusive**.

PRICE

Offers invited.

RATES

We understand the ratable value of the office is £49,750. Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (51).

LEGAL COSTS / VAT

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

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

FURTHER INFORMATION/VIEWING:

Brackenridge Hanson Tate

Att: Flynn Burgess

T: 0113 244 9020

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Subject to Contract
Jun 2025

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.

