

Northern House

MOOR KNOLL LANE, EAST ARDSLEY, WEST YORKSHIRE, WF3 2EE

TO LET: Self-contained, fully fitted office space



Northern House Moor Knoll Ln, East Ardsley, WF3 2EE

DESCRIPTION

Northern House offers a self-contained HQ office building designed to provide occupiers with a practical and professional working environment. The property benefits from partially air-conditioned accommodation, a welcoming reception area, and a large conference room suitable for client meetings and team collaboration.

Each floor is fitted with its own kitchen and bathroom facilities for added convenience, alongside end of journey facilities.

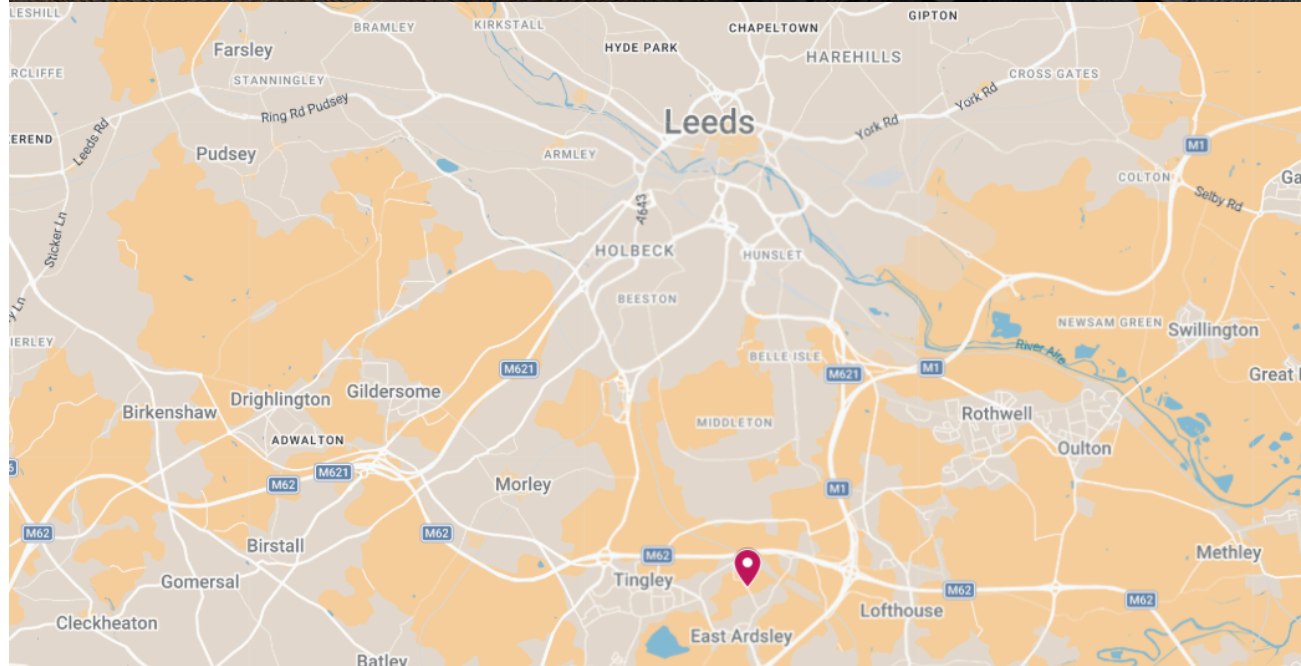
FLOOR AREA	SQ FT
Ground	5,745
1st	5,732
2nd	4,585
Warehouse	2,403
Garage	811
Total	19,276

LOCATION

East Ardsley is a village situated around 5 miles south of Leeds city centre and approximately 5 miles north of Wakefield and Dewsbury.

Wakefield, with a population of around 74,000, lies on the River Calder, about 8 miles south of Leeds and 5 miles east of Dewsbury. The town is within 3 miles of the M1 (Junctions 39, 40 and 41) and the M62 (Junction 3), and benefits from regular rail services to destinations across the North East.

The property is located on the eastern side of Moor Knoll Lane, approximately 2 miles south of the M62 (Junction 28) and 1 mile north of the M1 (Junction 41), within a predominantly residential area.





Northern House

Moor Knoll Ln, East Ardsley, WF3 2EE



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 14.05.2026

SPECIFICATION

- Self Contained HQ building
- 93 parking spaces on site
- Partially Air Conditioned
- Large Conference room
- Reception area
- Fully fitted kitchens on each floor
- Bathroom facilities on each floor
- Shower facilities

PRICE

Price on application

EPC

An EPC certificate is available upon request

CONTACT

For further information please contact:

Toby Nield

Director
toby.nield@savills.com
(+44) 7796 709814

Hannah Coleman

Surveyor
hannah.coleman@savills.com
(+44) 7816 184075

savills