

First Floor Suite, 12 Moorfield Business Park,
Moorfield Close,
Yeadon, LS19 7YA



**MODERN, SPACIOUS FIRST
FLOOR OFFICE SUITE, APPROX.
800 SQ FT**

£13,500 PA

Description

Occupying a prominent position on the well-established Moorfield Business Park, this refurbished first floor office suite offers over 800 sq ft of modern open plan accommodation finished to a high standard throughout. The suite benefits from suspended ceilings incorporating LED lighting, excellent natural light and access to shared kitchen and WC facilities.

Moorfield Business Park is an established commercial location fronting the A658, providing excellent connectivity to Leeds, Bradford, Harrogate, Ilkley and Leeds Bradford Airport. The property benefits from four dedicated on-site car parking spaces together with an attractive landscaped setting, making it an ideal base for a wide variety of office occupiers.

The suite is available To Let on a new Full Repairing and Insuring lease for a term to be agreed, at a quoting rent of £13,500 per annum. A service charge is payable towards the management and maintenance of the common areas of the building and estate. Electricity is recharged based on metered consumption, with gas apportioned according to floor area.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Business Rate: £9,200

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

The property is elected for VAT.

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

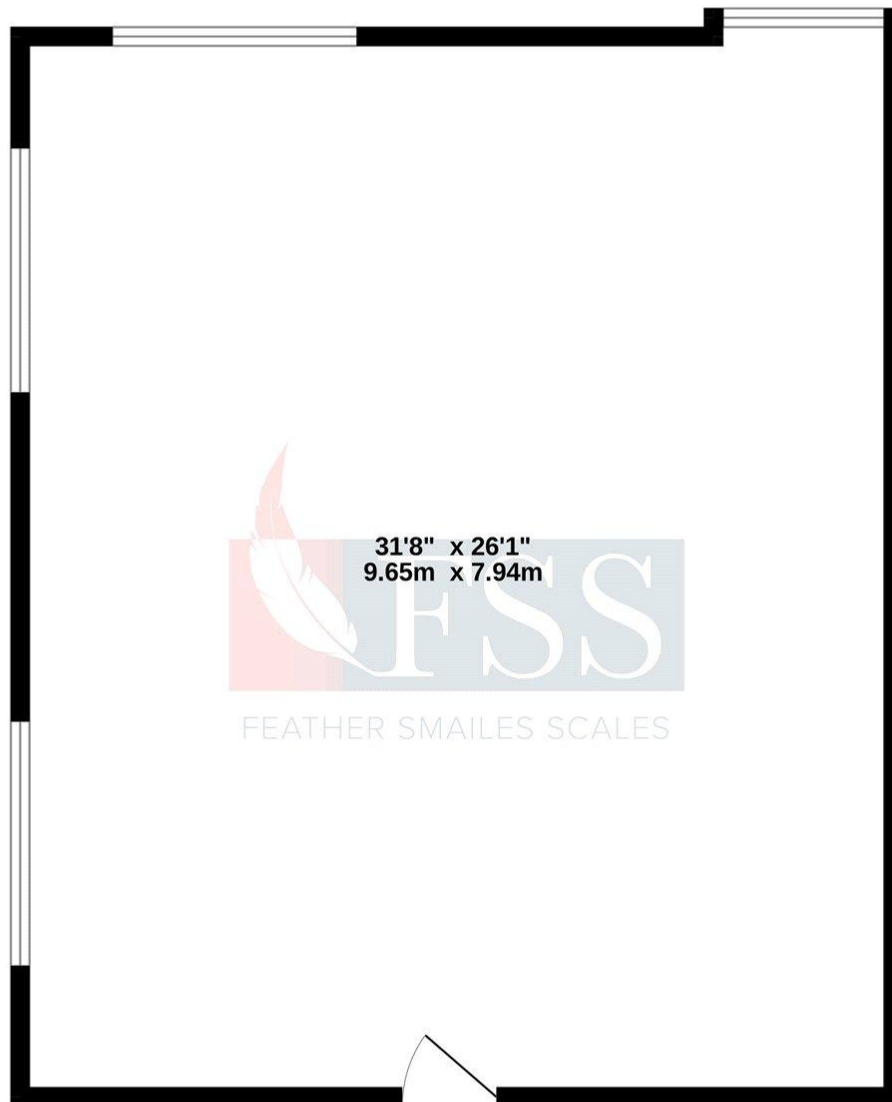
All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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