

## TO LET

**UNIT A  
MOORFIELD ROAD ESTATE  
YEADON  
LEEDS  
LS19 7BN**

- SINGLE STOREY DETACHED INDUSTRIAL UNIT
- TWO STOREY OFFICES
- 552.84 M2 (5,951 SQ FT)
- POPULAR & ESTABLISHED ESTATE



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### Location

The property is situated within the popular and established Moorfield Road Estate in Yeadon, occupying a position at the end of Moorfield Road.

Units on the estate are occupied for a mixture of office, industrial and trade counter type uses.

### Description

The property comprises a detached single storey industrial unit incorporating two storey offices.

The accommodation provides an entrance reception, 5 offices, kitchen, toilets and warehouse/works at ground floor, with 4 further offices at first floor.

The warehouse is regular shaped with a concrete floor, gas blow heating, an internal eaves height of around 5.70m (18' 8") and drive-in loading being provided to both the front and rear via motorised roller shutter doors.

The offices typically have fluorescent lighting, suspended ceilings (first floor), central heating and carpet covered floors.

Externally, there is a forecourt providing loading access to the front and parking for around 7/8 cars, whilst loading access to the rear is via a shared access.

### Accommodation

The total approximate gross internal floor areas are:		
	Sq M	Sq Ft
GF Offices	124.74	1,342
FF Offices	89.32	961
Warehouse/Works	338.78	3,646
<b>Total Approximate GIA</b>	<b>552.84</b>	<b>5,951</b>
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

### Rateable Value

Under the 2017 Rating List, the property has an entry with a rateable value of £29,750.

### EPC

The Energy Performance Assessment Rating of the property is Band E (101).



### Terms

The property is available to let by way of a new full repairing and insuring lease on terms to be agreed.

### Rental

**£32,500 per annum exclusive.**

### VAT

The rental quoted is exclusive of VAT.

### Legal Fees

The ingoing tenant will be responsible for the landlord's legal fees.

### Viewing

For further information and viewing arrangements, please contact the sole letting agent:

#### Paul Diakiw

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Ref: 37548

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No. 1 Aire Street, Leeds LS1 4PR

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