

TO LET

**SELF CONTAINED
DETACHED OFFICE
WITH PARKING**

£46,500 per annum

- Available following refurbishment in spring 2024
- 3,576 sq ft (332.6 sq m)
- Suspended ceiling with LED Lighting
- Fitted kitchen on each floor
- Gas Central Heating
- 16 Allocated car spaces

**ACQUIRED
BY**
Adair Paxton
0113 239 5770
www.adairpaxton.co.uk
All Enquiries

WARNING

WARNING

WARNING

**Lancaster House
16 Moorfield Business Park
Yeadon
Leeds
LS19 7YA**

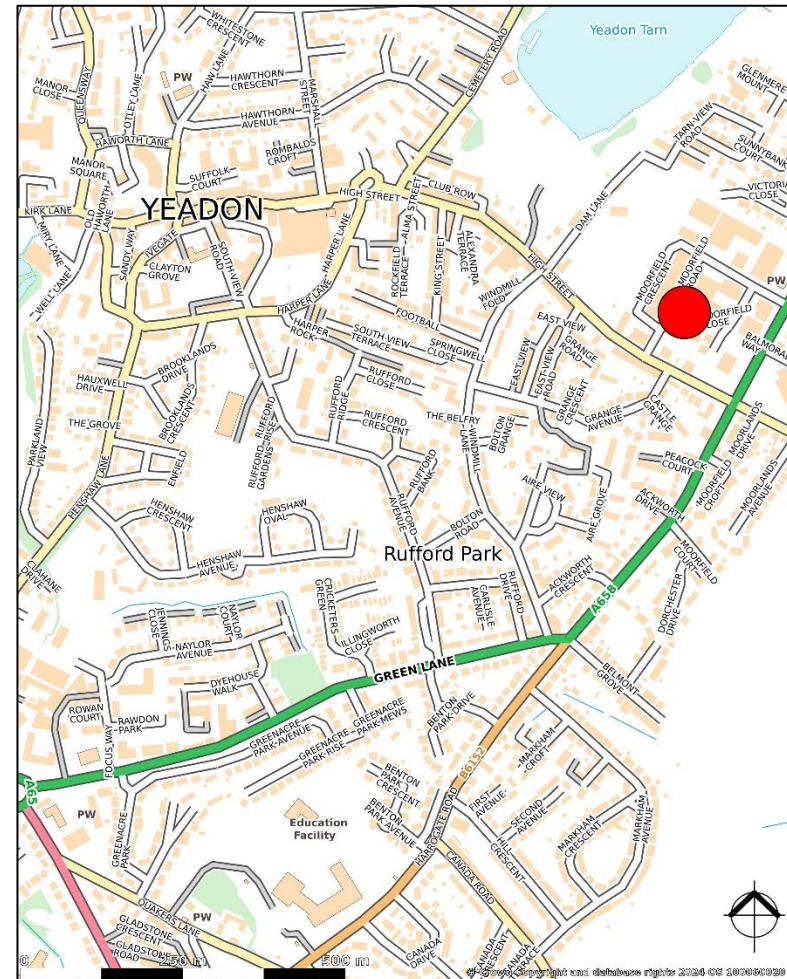
Location

The subject property is situated close to the Leeds/ Bradford Airport within the well-established business office estate, Moorfield Business Park and is within a short walking distance of a range of local businesses and complimentary businesses. Accessed directly off the A658 Harrogate Road, the location provides strong access routes to both Leeds and Bradford City Centres in addition to all of the north Leeds conurbations. The unit is surrounded by several well serviced bus routes with Horsforth and Guiseley train stations in close proximity.

Description

Lancaster House is a self-contained office property of brick construction under a pitched roof, offering two floors of predominantly open plan office accommodation with:

- Entrance and GF window shutters
- Kitchen facilities to both floors
- WCs
- Shower Facility
- LED Lighting
- Gas Central Heating
- 16 allocated car parking spaces



Accommodation

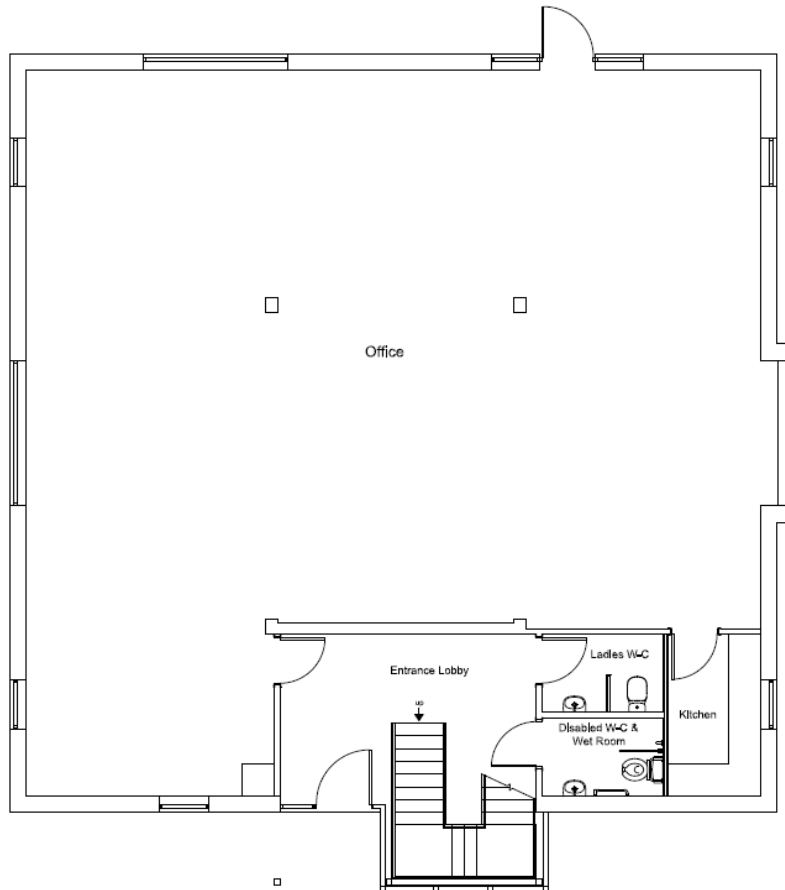
Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

Ground Floor – 1739 sq ft (162 sq m)

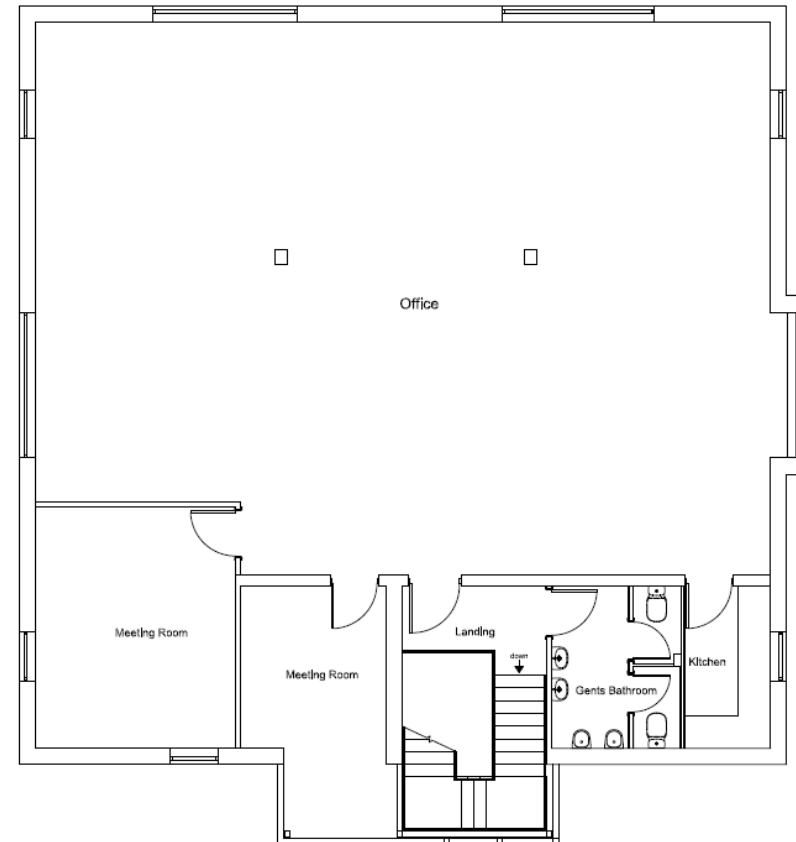
First Floor - 1837 sq ft (170.6 sq m)

Total 3,576 sq ft (332.6 sq m)

Indicative Floor Plan



Ground Floor General Arrangement Plan



First Floor General Arrangement Plan

Service Charge

A service charge is raised in relation to the costs of management, maintenance and landscaping of the estate common areas.

EPC

The property currently benefits from an EPC rating of C -59, however this is to be reassessed following refurbishment.

Legal Costs

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

VAT

All prices, premiums and rents are quote exclusive of VAT at the prevailing rate.

Terms

The property is available to let on new full repairing and insuring terms at a commencing rental of £46,500 p.a.

Rateable Value

To be reassessed following completion of refurbishment works.

Subject to contact

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Produced: April 2024

For more information, please contact:

0113 239 5770 | commercial@adairpaxton.co.uk | www.adairpaxton.co.uk

All Enquiries:

For further information or to arrange a viewing please contact:

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