



TO LET

DETACHED SELF-CONTAINED OFFICE WITH ABUNDANT PARKING

3,576 sq ft (332.6 sq m)

- Now Available Following Comprehensive High-Quality Refurbishment
- New suspended ceiling with LED Lighting
- New Fitted kitchens (white goods to each floor)
- High quality washrooms (including wet room with underfloor heating)
- Gas Fired Central Heating
- 16 Allocated car spaces

Lancaster House
16 Moorfield Business Park
Yeadon
Leeds
LS19 7YA

£48,000 per annum
(£13.42 / Sq Ft)

Location

The subject property is located on Moorfield Business Park, Yeadon, approximately 9 miles to the northwest of Leeds city centre adjacent to the A658 Harrogate Road, 1.1 miles (3min drive) from Leeds Bradford International Airport.

Moorfield Business Park provides strong access routes to both Leeds and Bradford City Centres and benefits from close proximity to the Leeds Outer Ring Road. The Estate generally enjoys excellent communication links including a strong local public bus service and railway stations at both Horsforth, Guiseley and Apperley Bridge.



Description

Lancaster House is a self-contained office property, built from brick below a pitched roof. The accommodation is predominantly open plan, however there are two private offices at first floor level, one of which was historically used as a board room, offering two floors of predominantly open plan office accommodation, offering a quality specification including the following:

- New curtain wall frontage and door in powder coated aluminium
- Porcelain floor tiling to the spacious entrance lobby.
- Freshly decorated throughout with quality floor finishes
- Perimeter trunking, full central heating, security alarm, fire alarm
- New bespoke fitted kitchens (with white goods) on each floor
- New Suspended ceiling with LED lighting.
- GF window security shutters
- Fully refitted quality washrooms including wet room with underfloor heating.
- Generous car parking ratios – plus unrestricted on street parking close by.

[Click to View Ground Floor Walkthrough](#)

[Click to View First Floor Walkthrough](#)

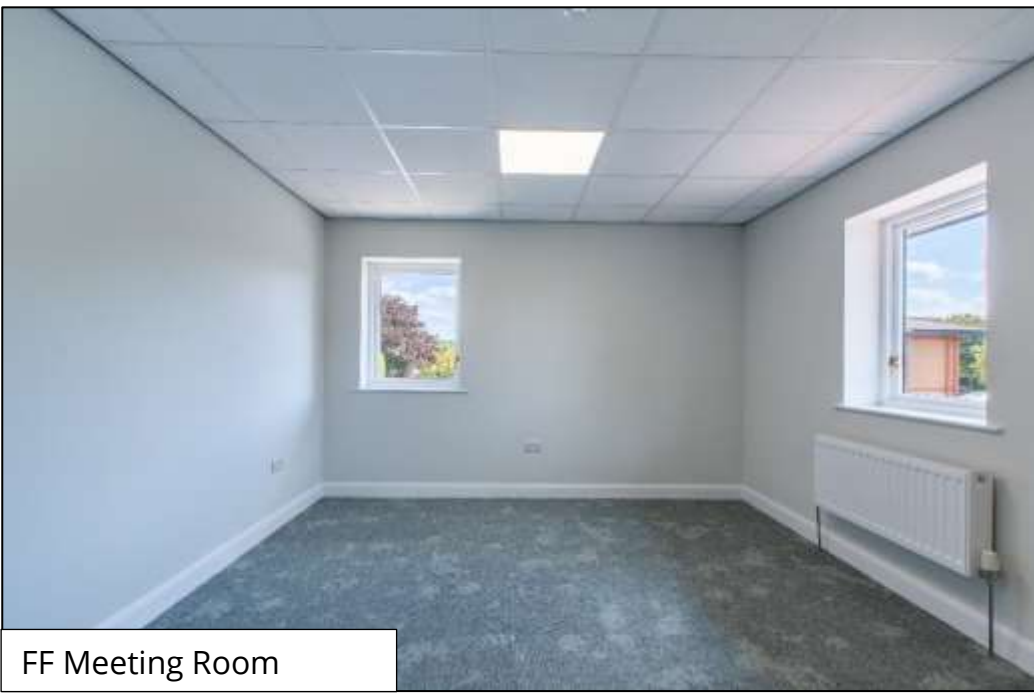


Entrance Lobby



GF Office Suite

Internal Images

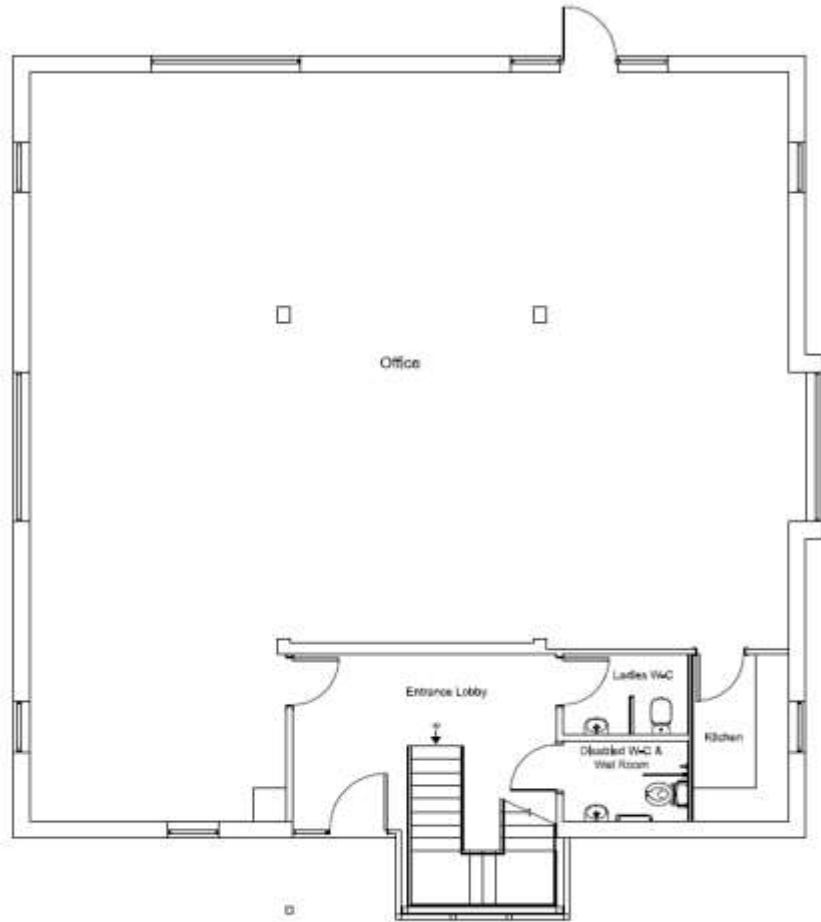


Accommodation

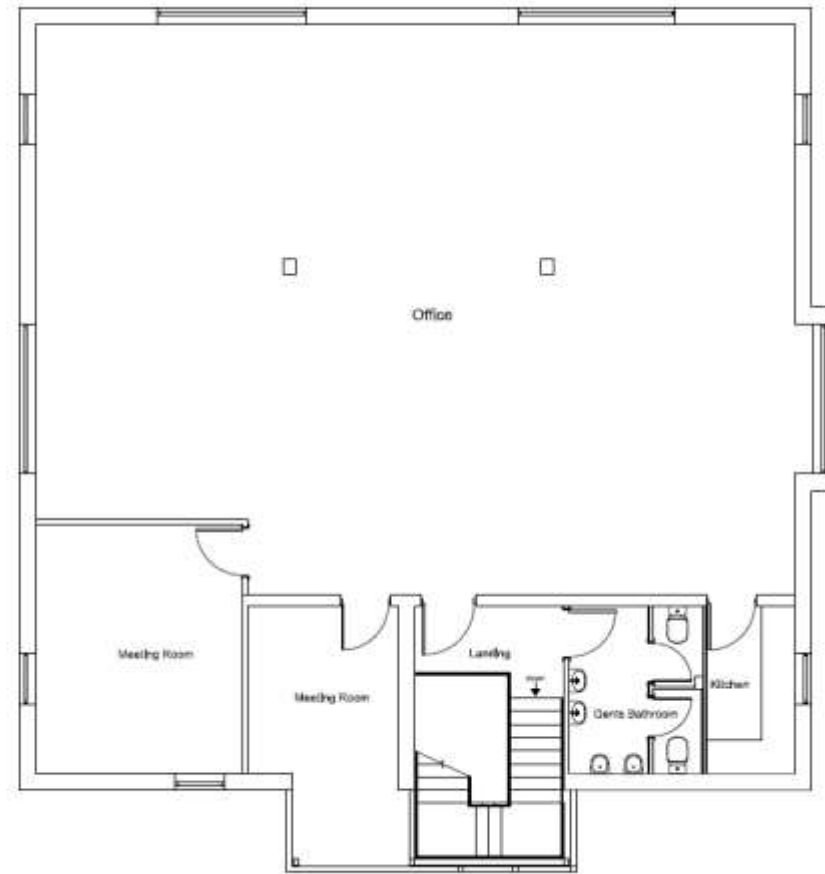
Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

Description	Sq Ft	Sq M
Ground Floor	1739	162
First Floor	1837	171
Total	3576	333

Floor Plan



Ground Floor General Arrangement Plan



First Floor General Arrangement Plan

Service Charge

An estate service charge is raised in relation to the costs of management, maintenance and landscaping of the estate

EPC

The property currently benefits from an EPC rating of C -59.

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 **£48,000 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: July 2024

For more information, please contact:

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All Enquiries:

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