



3 Moorfield Chambers

Moorfield Crescent, Leeds, LS19 7EA

TO LET - ATTRACTIVE SELF CONTAINED CHARACTER WORKSPACE WITH PARKING

1,560 sq ft
(144.93 sq m)

- 4 on site car parking spaces
- Situated on a well established business park
- Internal mezzanine
- Well located

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Summary

Available Size	1,560 sq ft
Rent	£20,000 per annum
Rates Payable	£4.72 per sq ft
Rateable Value	£14,750
VAT	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

Location

Moorfield Chambers is located adjacent to Moorfield Business Park, accessed off High Street and close to the intersection of Harrogate Road, High Street and Layton Lane. Adjacent to sports/recreation fields, Moorfield Chambers is conveniently situated close to Yeadon town centre where many retail, commercial and banking premises are located. Yeadon is a popular suburb of Leeds, approx. 9 miles north west of Leeds city centre and 15 miles north east of Bradford city centre. Leeds Bradford International Airport is within half a mile of the property.

Description

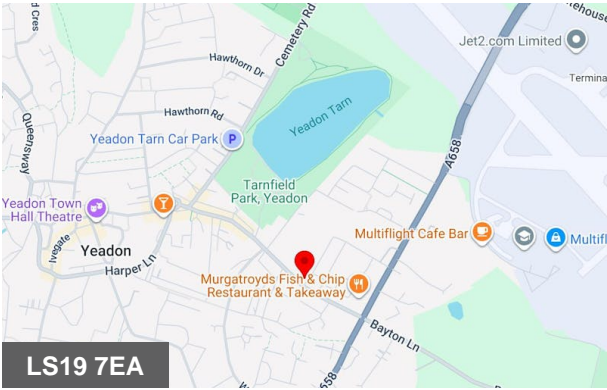
Moorfield Chambers is an terrace of self-contained office buildings constructed in attractive Yorkshire stone under a pitched slate roof. 3 Moorfield Chambers comprises a self-contained two storey office building with an attractive, unique frontage and on site car parking. Internally the accommodation benefits from good natural light and offers interesting office space with a first floor mezzanine. The accommodation benefits from the following specification features:-

- Gas fired central heating
- Air Conditioning
- Male and female toilets
- Shower facility
- Kitchen
- Velux rooflights to 1st floor
- Security bars on all ground floor windows and doors
- 3-compartment perimeter trunking (to part)
- Partitioned meeting room and private office
- Small storage areas

Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Unit	1,560	144.93	Available
Total	1,560	144.93	



Viewing & Further Information



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