



## Fairbank House

5-7 Moorfield Close, Leeds, LS19 7YA

**Fully refurbished self-contained office offering contemporary workspace with 10 on-site car parking spaces**

**1,924 sq ft**  
(178.75 sq m)

- High quality self-contained office space
- Offers a range of open plan areas and meeting rooms
- Stylish contemporary finishes throughout
- Kitchen areas to each floor
- Dedicated car parking
- Consideration given to offering the office fully furnished

# Fairbank House, 5-7 Moorfield Close, Leeds, LS19 7YA

## Summary

Available Size	1,924 sq ft
Rent	£13.95 per sq ft
Rates Payable	£4.47 per sq ft
Rateable Value	£17,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

## Description

Fairbank House is a fully refurbished self-contained office building extending to approximately 1,924 sq ft over ground and 1st floors. The property has been imaginatively refurbished to create inspiring yet practical modern workspace that incorporates features such as exposed steel roof beams, a galleried first floor overlooking the full height glazed entrance. The property includes a reception area, spacious office suites, a large fully glazed boardroom, together with a kitchen, WC and storage and shower facilities.

The property benefits from gas central heating, partial air conditioning, security alarm, modular lighting and features a high vaulted ceiling with exposed roof beams to the open plan first floor office space.

Fairbank House would suit a wide range of occupiers and is available to let with vacant possession. Consideration will be given to offering the office fully furnished.

## Location

Fairbank House is situated within the popular and well-established Moorfield Business Park. Moorfield Close is off Moorfield Road which is directly off the A658 Harrogate Road.

The location is less than half a mile from Leeds Bradford Airport and provides easy access to both Leeds and Bradford city centres along with all of the north Leeds conurbations. The location is well served with regular bus services to the surrounding areas, with the closest train station being at Guiseley.

## Accommodation

The accommodation comprises the following areas:

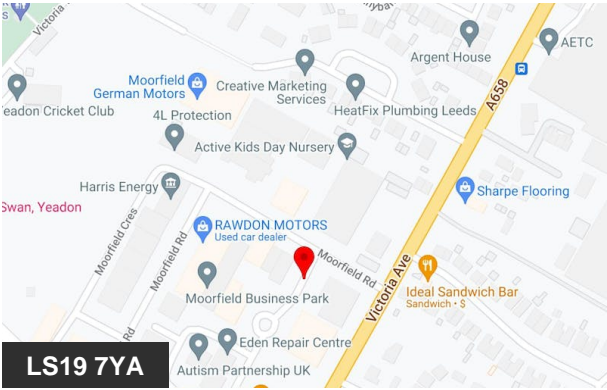
Name	sq ft	sq m	Availability
Ground - Office	907	84.26	Let
1st - Office	1,017	94.48	Let
<b>Total</b>	<b>1,924</b>	<b>178.74</b>	

## Terms

The property is available to let on a new FRI lease for a period to be agreed at a competitive quoting rent of £27,000 + VAT per annum

## Car Parking

The building benefits from dedicated on-site car parking for approximately 10 cars.



## Viewing & Further Information



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