COMMERCIAL

MAWSONS

COMMERCIAL PROPERTY SERVICES

TO LET

WAREHOUSE / LIGHT INDUSTRIAL UNIT

GIA 229.8m² (2,274 sq ft) plus mezzanine 55.9m² (602 sq ft) approx.

UNIT 7 MOORFIELD INDUSTRIAL ESTATE
MOORFIELD ROAD, YEADON, LS19 7BN

- Located on a popular and established industrial estate close to Leeds/Bradford Airport (LBA)
- Electronic roller shutter loading door access to both front and rear elevations
- Off-built office/reception area & mainly open plan ground floor warehouse/workshop space

MISREPRESENTATION ACT 1967
All statements in these particulars are made without responsibility on the part of Mawsons or the Vendor/Lessor. None of the statements contained in these particulars is to be relied on as a statement or representation of fact.
Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither Mawsons nor any person in their employment has authority to make or give any representation or warranty whatsoever in relation to these properties. Properties are offered subject to contract. No responsibility is taken for any inaccuracy or expense incurred in viewing.
ALL PRICES & RENTS QUOTED ARE EXCLUSIVE OF V.A.T.

WAVERLEY HOUSE
14 WOODHOUSE SQUARE
LEEDS LS3 1AQ
TEL: (0113) 243 2432
FAX: (0113) 246 0939
Email: info@mawsons-surveyors.co.uk
Web: www.mawsons-surveyors.co.uk

LOCATION: Circa 6 miles north west of Leeds centre via the A65. The Moorfield Estate fronts the A658 Harrogate/Bradford road and lies approximately 0.5 mile from Yeadon town centre and 1 mile from Leeds Bradford Airport (LBA).

DESCRIPTION: An end of terrace, single storey industrial unit under a pitched metal profile roof with front and rear loading doors (3.6m width x 4.8m height approx.).

Off-built office/reception with single WC leading through to a small kitchen and a further WC. Mainly open plan warehouse/workshop space that has suspending ceiling (height 3.19m approx.) and LED lighting. Solid floor with ACO drainage channel.

Stairs leading to mezzanine area providing useful dry storage.

Measurement based on Gross Internal Area (GIA):

GROUND FLOOR	229.8m²	(2,274 sq ft) approx.
MEZZANINE	55.9m²	(602 sq ft) approx.

Apex height is 6.32m approx.

OUTSIDE: Loading areas and parking to front and rear.

SERVICES: Main services connected for water, drainage and electricity including 3-phase. Gas has been disconnected. None of the services have been tested and no warranties given.

RATING: From the VOA website the 2026 RV is £18,750 under the description of warehouse and premises

Interested parties to make their own enquiries with regards to the amount payable. Contact Leeds City Council – Business Rates Department on 0113 376 0359.

LEASE: Available on a new Full Repairing & Insuring (FRI) Lease for a term of years to be negotiated.

RENT: £24,000 per annum exclusive

To be paid monthly in advance.

LEGAL COSTS: The ingoing Tenant to contribute towards the Landlord's legal costs in granting a Lease.

EPC: Cert Ref. No. 9239-3074-0933-0000-2595
Rating: 109 'E'

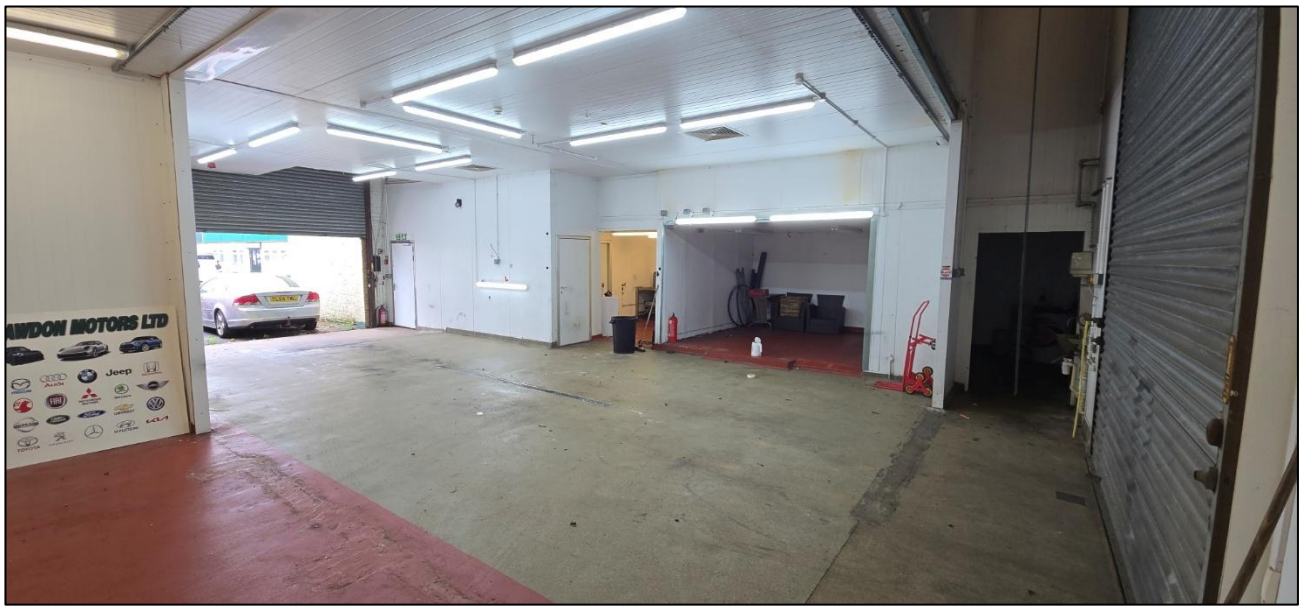
VIEWING: By appointment through this office:
Tel: 0113 243 2432
Email: info@mawsons-surveyors.co.uk
Website: www.mawsons-surveyors.co.uk

JUNE 2026

KITCHEN SHOWROOM

SP59 XPL

RAVIDON MOTORS LTD


AWDON MOTORS LTD
Jeep

TURNER & WOOD
We ♡ paint
Decorating Supplies to the Trade & DIY