

**TWO STOREY OFFICES WITH  
PARKING  
3,058 SQ FT (284.09 sq m)**



**TO LET (MAY SELL)  
FIELD HOUSE, GATEWAY DRIVE,  
YEADON, LEEDS, LS19 7XY**

- **Approximately 3,058 sq ft over two storeys**
- **Available To Let as a whole or in part**
- **14 Designated Parking Spaces**

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## LOCATION

The property is situated off Gateway Drive on an established office park in the heart of Yeadon town centre. Leeds city centre is 8.4 miles to the south east via the A65. Leeds Bradford Airport is just 2.5 miles and the amenities of Yeadon town Street 0.5 miles.

## DESCRIPTION

Field House comprises a semi-detached two-storey office building benefitting from 14 designated car parking spaces. Constructed of brick and block cavity wall construction.

## ACCOMMODATION

Description	Sq ft	Sq m
Ground Floor	1,107	102.86
First Floor	1,951	181.23
<b>TOTAL</b>	<b>3,058</b>	<b>284.09</b>

## BUSINESS RATES

Business rates will be payable, further information available upon request.

## SPECIFICATION

The accommodation has carpet covered floors, suspended ceiling with recessed lighting and perimeter trunking throughout and is predominantly open plan space with WC's on the ground floor and kitchenette on the first floor.

**The accommodation is due to be refurbished.**

## TERMS

Following refurbishment, the premises are offered to let as a whole or in part, via a new three year lease at a rental of £40,000 exclusive per annum.

Alternatively, the landlord may consider a sale. Further details upon request.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction

## CONTACT

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Subject to Contract