



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

**GROUND FLOOR OFFICE SUITE  
WITH P**

**AXIOM HOUSE, 7 MOORFIELD BUSINESS PARK,  
MOORFIELD CLOSE, YEADON, LEEDS,  
WEST YORKSHIRE, LS19 7YA**

112m<sup>2</sup> (1,205 sq. ft)



- Modern ground floor office space with suspended ceiling, LED lighting & gas fired central heating
- Strategically well located near Leeds Bradford Airport just off the A658 Harrogate Road
- Benefitting from fitted kitchen and 6 allocated parking spaces

Michael Steel & Co, 4 Carlton Court, Brown Lane West Leeds, LS12 6LT E: [info@michaelsteel.co.uk](mailto:info@michaelsteel.co.uk) W: [www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)



For Enquiries call  
**0113 234 8999**



## Location

Axiom House is situated on Moorfield Business Park which is a well-established business location near Leeds Bradford Airport. The business park is accessed off the main A658 Harrogate Road and Victoria Avenue to the rear of Murgatroyd's fish and chip restaurant.

The location benefits from a regular bus service and Guiseley railway station is approximately 2.5 miles to the north west.



## Description

Axiom House is a self-contained detached modern office building with brick elevations under a pitched slate covered roof.

The available space is the whole of the ground floor which is predominantly open plan with a separate fitted kitchen.

Externally the ground floor of Axiom House benefits from 6 allocated parking spaces with additional on street parking available on the estate road.

## Accommodation

Ground floor suite 112m<sup>2</sup> (1,205 sq. ft)



Net Internal Floor Area 112m<sup>2</sup> (1,205 sq. ft)

## Services

We understand the premises benefit from all mains services including water, sewer and electricity. However, no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Non-Domestic Rating

The Valuation Office website (VOA) indicate the premises are assessed with a Rateable Value of: -

Office & Premises RV 13,750

The National Uniform Business Rate for 2025/26 is 49.9p in the £ for assessments below £51,000.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council Tel: 0113 222 4444.

## Energy Performance Certificate

The property has an EPC rating of C (52).

## Lease Terms

The ground floor of Axiom House is offered by way of a new full repairing and insuring lease for a period of years to be agreed with a commencing rent of £15,700 per annum exclusive plus service charge.

## VAT

We are advised by the landlord that VAT is not applicable.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co  
Richard Barker  
Ben Preston

Tel: 0113 234 8999  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 3741/A/RB  
Updated March 2026

Subject to Contract



Michael Steel & Co  
PROPERTY CONSULTANTS

0113 2348999  
[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.