

**GROUND FLOOR OFFICES WITH CAR PARKING
ARGENT HOUSE
VICTORIA AVENUE
YEADON**



OFFICE SUITES FROM 14.85m² (160 sq. ft.) to 54.95m² (591 SQ. FT.)

- Close proximity to Leeds Bradford Airport and Yeadon centre
- Office suites within a shared building
- On site car parking

TO LET FROM £3,000 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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1. LOCATION:

The premises are located on Victoria Avenue (A658), the main road leading to Leeds Bradford Airport which is in close proximity.

Yeadon is located approximately eight miles North West of Leeds city centre and offers most local services. A number of national multiples are located in Yeadon, including Morrisons supermarket, Greggs and Leeds and Skipton building societies.

2. GENERAL DESCRIPTION:

The premises comprise office suites on the ground floor of a two storey detached office and residential building. The office suites are accessed via a PVC entrance lobby from the front car park.

The accommodation comprises various office suites with shared kitchenette and toilet facilities.

3. ACCOMMODATION:

Office 1 – 20.83m² (224 sq. ft.)
Office 2 – 19.27m² (207 sq. ft.)
Office 3 – 14.85m² (160 sq. ft.)

4. RATING:

The rating authority is Leeds City Council. We have inspected the Valuation Office website which states the premises have a Rateable Value of £12,250 (Offices and Premises).

The Uniform Business Rate for 2026/27 is £0.480. There is an additional lower rate for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should seek verification from the local authority to establish the actual amount payable.

The current rating assessment covers the whole ground floor and the premises will require reassessment for rating purposes.

5. LEASE TERMS:

The premises are offered to let for a term to be agreed on new effective full repairing and insuring leases at the following rents:

Office 1 – £4,000 per annum

Office 2 – £4,250 per annum

Office 3 – £3,000 per annum

All rents are exclusive of rates and other outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

The premises have an Energy Performance Rating of B(27).

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:-

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ASHLEY BOWLES MRICS
TEL:- (01274) 307910**

Amended 30 April 2026

MISREPRESENTATION ACT 1967

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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.