

FOR SALE / TO LET

**MODERN SELF-CONTAINED,
OFFICE BUILDING with ON-SITE PARKING**

SUITABLE FOR A VARIETY OF USES (STP)

19,448 sq.ft.



- Close to Horsforth Train Station
- Self-Contained
- Modern Specification
- On-Site Car Parking

Network House, 5 Lister Hill, Horsforth, Leeds, LS18 5AZ

LOCATION

Network House is strategically located in an extremely accessible area in Horsforth, adjacent to Station Road on Lister Hill, and within a 5-minute walk of Horsforth train station. Network House also benefits from being within a 5-minute drive of the Leeds Outer Ring Road (A6120), which provides excellent access links to Leeds City Centre and other North Leeds suburbs. Leeds Bradford International Airport is nearby too.

Local amenities include a wide range of retail shops, banks and various pubs, cafés and restaurants all within a few minutes' walk of Network House, as you would expect from the central location of the property in Horsforth.

DESCRIPTION

Network House is a purpose-built, three-storey, modern office building with on-site car parking. The available accommodation benefits from dedicated access as well as private meeting rooms, a spacious kitchen, and W/C facilities within the demise, meaning the accommodation is self-contained.

The property benefits from the following specification features: -

- Fully carpeted and decorated
- Air conditioning throughout
- Modern suspended ceilings with LED lighting
- 3-compartment perimeter trunking for data/cabbling
- Various high quality meeting rooms
- Spacious kitchen and staff room facility
- Gas fired central heating
- W/C facilities

ACCOMMODATION

The accommodation provides the following key net internal floor areas: -

Ground floor	-	5,500 sq ft
First floor	-	10,567 sq ft
Second floor	-	2,949 sq ft

PARKING

There are a generous **32** on-site car parking spaces specifically allocated to the suite.

EPC

EPC details available upon request.

RATES

We understand that the property has been assessed for business rates purposes and has a current rateable value of **£179,000**.

PRICE & TERMS

Offers are invited in the region of **£1,800,000** to purchase the freehold interest in the property. Alternatively, the property is available by way of a new full repairing and insuring lease for a term of years to be negotiated and agreed.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact either of the joint letting agents: -

CARTER TOWLER
0113 245 1447

or

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