



## Sanderson House

Station Road, Horsforth, Leeds, LS18 5NT

### To Let - High Quality Office Suite in a Fantastic Horsforth Location

**715 sq ft**  
(66.43 sq m)

- Close to Horsforth Train Station
- Modern Specification
- On-Site Car Parking
- Great Natural Light



# Sanderson House, Station Road, Horsforth, Leeds, LS18 5NT

## Summary

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Available Size | 715 sq ft                                                                                    |
| Rent           | Rent on application                                                                          |
| Business Rates | N/A                                                                                          |
| Service Charge | Please contact the letting agents for further information on the service charge.             |
| Car Parking    | A number of spaces are available, please contact the letting agents for further information. |
| VAT            | Applicable                                                                                   |
| Legal Fees     | Each party to bear their own costs                                                           |
| EPC Rating     | C (59)                                                                                       |

## Location

Sanderson House occupies a prominent position on Station Road in the heart of Horsforth, one of Leeds' most sought-after suburban business and residential locations. Situated close to the Old Ball roundabout, the property enjoys excellent prominence and accessibility, with direct links to Town Street, Horsforth's vibrant retail and leisure destination, together with the surrounding road network.

The property benefits from exceptional transport connectivity. Horsforth Railway Station is less than a five-minute walk (approximately 300 metres) away, providing regular services to Leeds City Centre, Harrogate, York and beyond. Leeds City Centre lies approximately 5 miles to the south-east, while Leeds Bradford Airport is around 2 miles away.

## Description

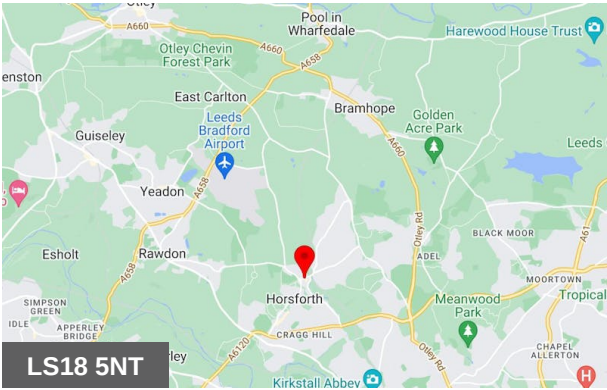
Sanderson House is an attractive three-storey, brick built multi-let office building with on-site car parking to the front and rear. The available accommodation is situated on the 2nd floor at the front of Sanderson House and benefits from the following specification features: -

- Open plan arrangement with excellent natural light
- Modern suspended ceilings with LED lighting
- Dedicated kitchen facility within the suite
- Gas fired central heating
- Upvc double glazed windows
- Security entry phone system
- Passenger lift serving all floors
- Low EPC rating of just a C (59)
- On site car parking available

## Accommodation

The available suite on the 2nd floor comprises the following net internal area:

| Name  | sq ft | sq m  |
|-------|-------|-------|
| 2nd   | 715   | 66.43 |
| Total | 715   | 66.43 |



## Viewing & Further Information



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