AdairPaxton
Property Specialists

# SANDERSON HOUSE
# STATION ROAD
# HORSFORTH
# LEEDS
# LS18 5NT

**TO LET**

## SECOND FLOOR OFFICE SUITES WITH PARKING

**TOTAL AREA: 352 SQ FT (32.7 M²) + 715 SQ FT (66.4M²) – CAN BE COMBINED**

First Floor, Sanderson House, 22 Station Road, Horsforth, Leeds, LS18 5NT
Tel: 0113 239 5770 Fax: 0113 258 0097 enquiries@adairpaxton.co.uk www.adairpaxton.co.uk

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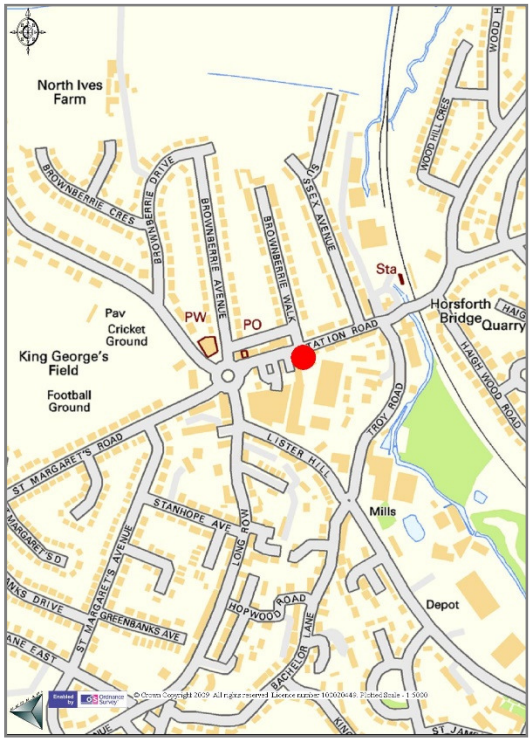
## Location
Sanderson House is an attractive 3-storey office building, prominently fronting Station Road mid-way between its intersections with Troy Road and Long Row. The local Horsforth railway station is within 500m of the building and this area also benefits from all the usual local amenities including a Tesco Express supermarket directly opposite.




## Description
The available accommodation comprises open-plan offices on the second floor of Sanderson House. The accommodation benefits from a new suspended ceiling incorporating Cat 2 recessed lighting, double glazing, gas-fired central heating and excellent natural light. The building benefits from a passenger lift and security entry phone system.

## Accommodation
Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards Office Buildings) 1st Edition, May 2015, the accommodation provides the following approximate net internal areas:

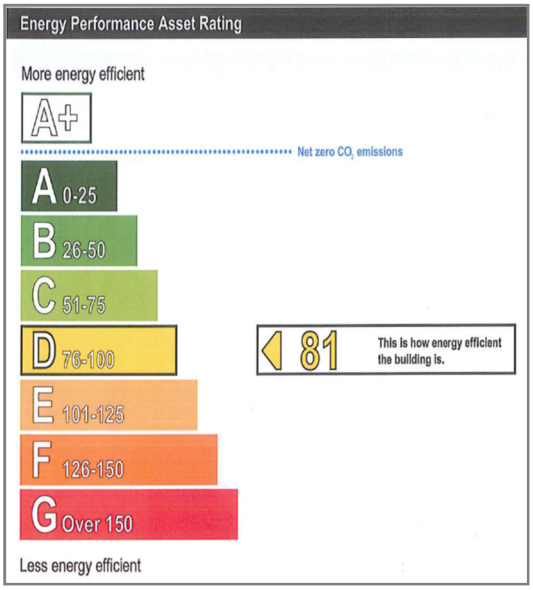
| | |
|---|---|
| Suite 1 | **352 sq ft (32.7m²)** |
| Suite 4 | **715 sq ft (66.4m²)** |

## Terms
The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed. The commencing rental will equate to £12 psf p.a. plus VAT.

## Business Rates
According to the Valuation Office Agency website, the current 2017 Rateable Value for the suites are:

| | |
|---|---|
| Suite 1 | **£4,250** |
| Suite 4 | **£7,600** |

Interested parties are advised to direct further enquiries to the Local Authority.




## Viewing/Further Information
For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 2395777 (simon@adairpaxton.co.uk) or Alfie Stevens-Neal on 0113 2395778 (alfie@adairpaxton.co.uk).

**SUBJECT TO CONTRACT**

Details amended November 2018 SPD/LPJ

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MISDESCRIPTIONS ACT 1991

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

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

regulated by RICS

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