



Adair Paxton EST 1859  
Property Specialists

## Suite 6 The Old Bakery 89a New Road Side Horsforth LS18 4QD

Office Space To Let  
£9,700 per annum  
744 sq ft (69.1 sq m)

- Fully Refurbished Common Parts
- New Kitchen Facilities
- New WC Facilities
- Allocated Parking
- Intercom System
- Additional spaces available at £400 per annum.



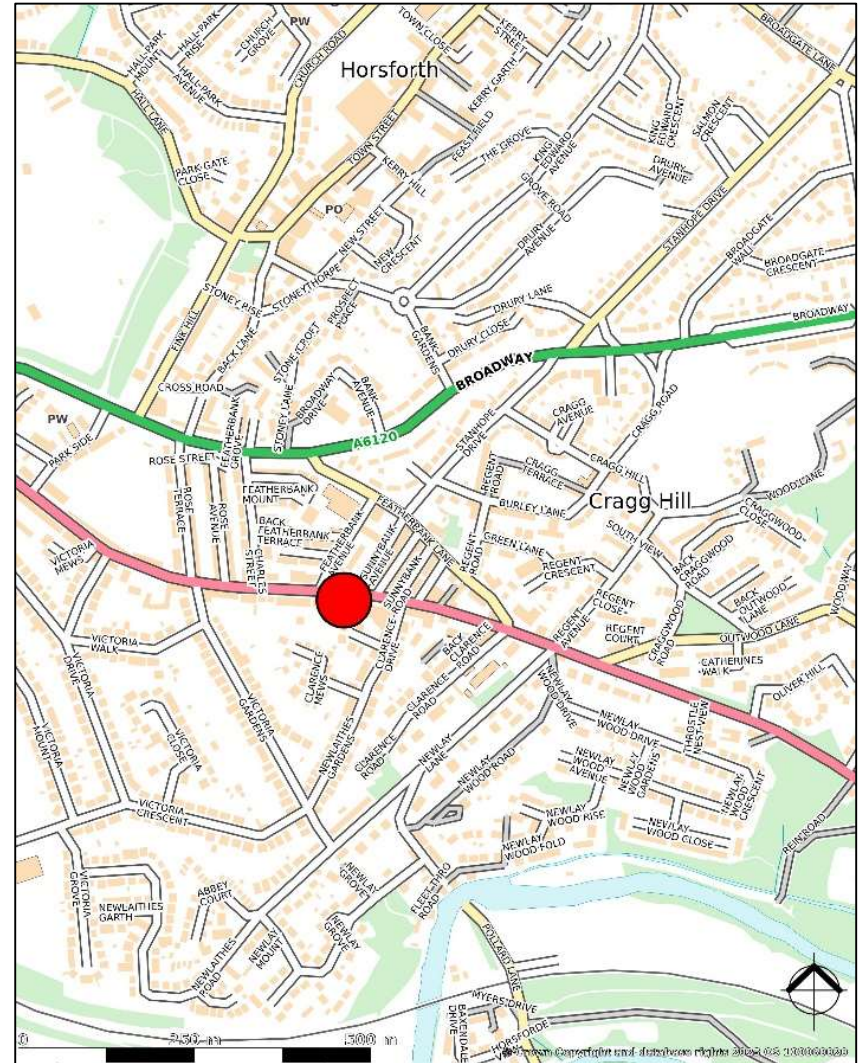
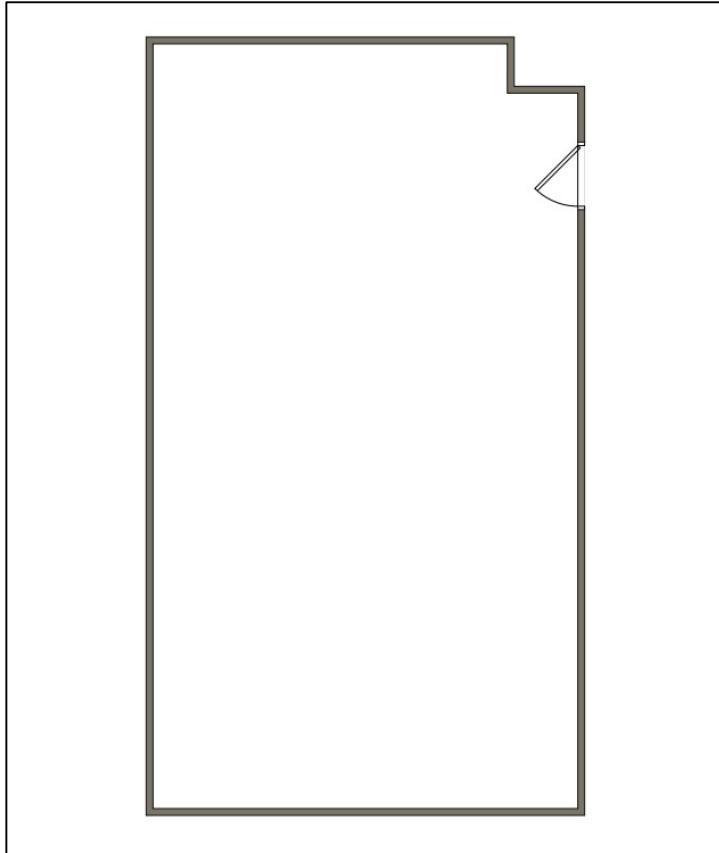


## Location

The office space is situated behind a parade of shops on the busy A65 (New Road Side). The property benefits from a great deal of amenities within close proximity.

## Description

The available suite is located on the first floor of The Old Bakery. Within The Old Bakery, the common parts have been fully refurbished to a high standard. It benefits from communal WC and kitchenette facilities. The property also benefits from generous car parking facilities at the rear.



## Accommodation

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2018, the space provides an approximate area of 744 sq ft (69.1m<sup>2</sup>)

## Terms

The available suite is available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental £9,700 per annum. It is understood that VAT is not applicable on this property.

## Service Charge

There is a Service Charge for the property which equates to approximately £4,50 per square foot.

## EPC

The available units currently have an Energy Performance Certificate of C – 72.

## Rateable Value

The current rateable value for the suite is £6,600 within the 2023 Rating list.







These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**Property Ref:** Details amended June 2024

**For more information, please contact**

0113 239 5770 | [commercial@adairpaxton.co.uk](mailto:commercial@adairpaxton.co.uk) | [www.adairpaxton.co.uk](http://www.adairpaxton.co.uk)

## All enquiries:

For further information or to arrange a viewing please contact:

Will Tomlin

[Will.tomlin@adairpaxton.co.uk](mailto:Will.tomlin@adairpaxton.co.uk)

0113 239 5776

Alfie Stevens-Neale

[alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)

0113 239 5778

For all other commercial enquiries please contact:

[commercial@adairpaxton.co.uk](mailto:commercial@adairpaxton.co.uk)

0113 239 5770

**Adair Paxton**  
Property Specialists ■ ■ ■ ■ ■ EST 1859