

## QUALITY OFFICES

### WITH ALLOCATED PARKING

**2,682 SQ FT (136.7 SQ M)**

- Dedicated Glazed Porch Access
- Open Plan Office with Separate Meeting Rooms
- Kitchen and WC facilities
- LED Lighting, Double Glazing and Perimeter Trunking.
- 3 Allocated Car Parking Spaces



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**TO LET**



**Ground Floor Rear Suite**  
**Sanderson House**  
Station Road, Horsforth,  
Leeds  
LS18 5NT

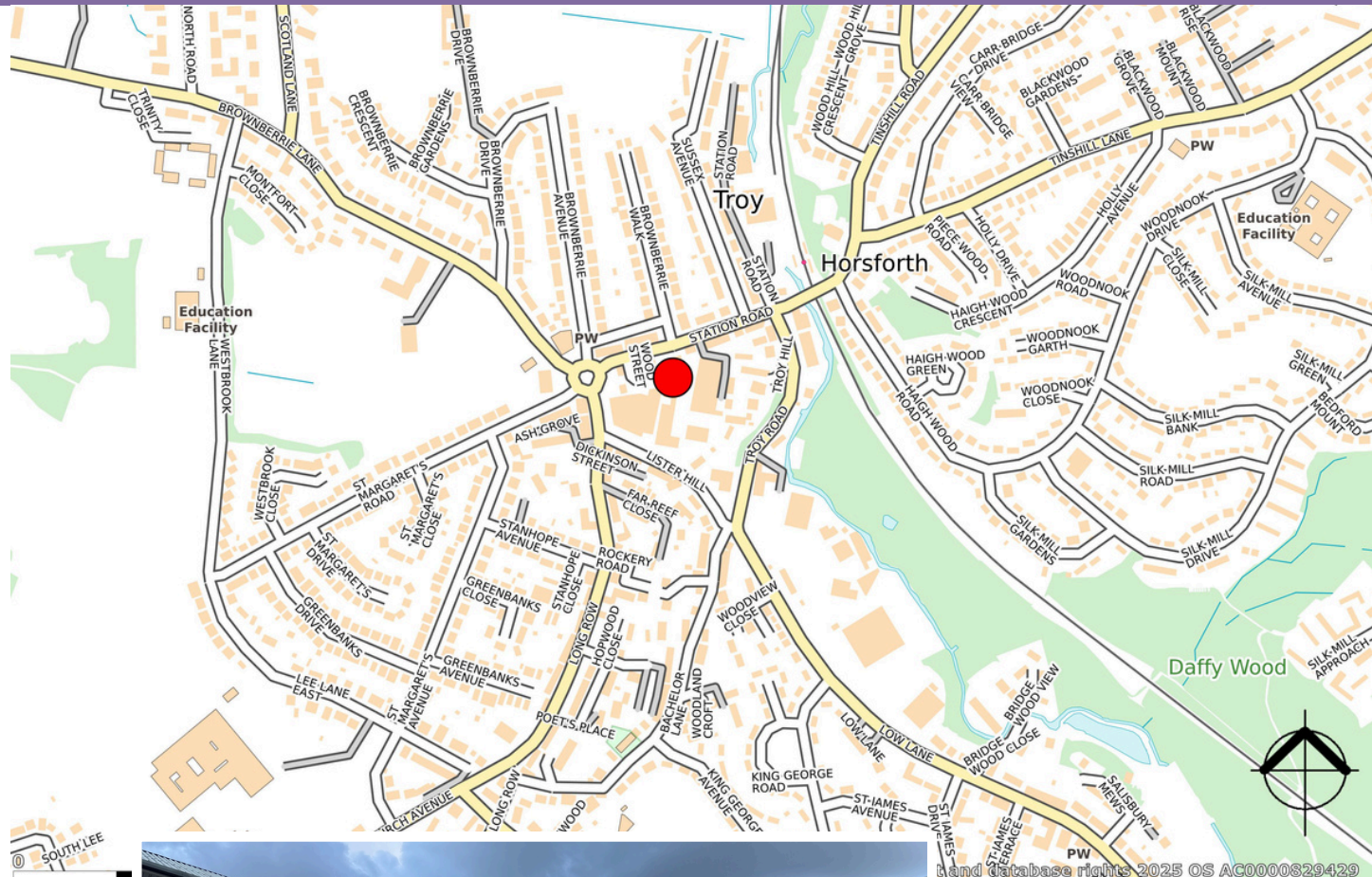
**£29,200 + VAT**  
per annum



# LOCATION

Sanderson House is situated prominently fronting Station Road. It is positioned at the midway point between its intersections with Troy Road and Long Row in Horsforth. Horsforth train station is situated just 400 yards away and a wide range of retail shops, cafes, pubs, and restaurants are all within a few minutes' walk of Sanderson House, including a Tesco Express directly opposite.

Horsforth generally is a busy area of Leeds positioned approximately 5 miles north-west of Leeds City Centre and offers excellent communication links with both Leeds and Bradford via the A6120 outer ring road. Leeds Bradford Airport is only 2 miles away.







## DESCRIPTION

The property comprises a 3 storey purpose built office building within which the ground floor rear suite is available to let. At the rear of the property, there are 3 allocated parking spaces within the main car park . The suite is accessed via a dedicated glazed porch leading to the reception.

Internally the space provides a reception area leading to a mixture of open plan office and meeting rooms. The suite benefits from perimeter trunking, double glazing and LED lighting.





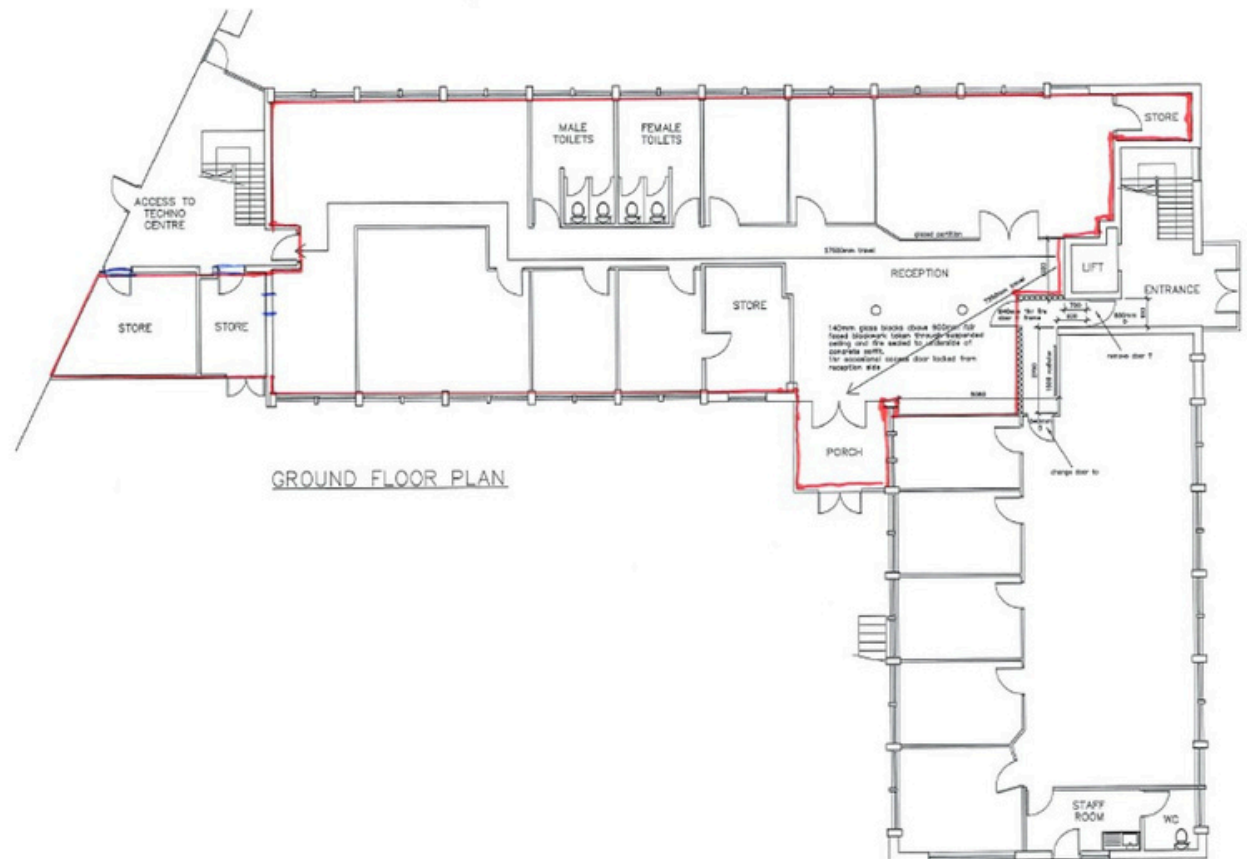


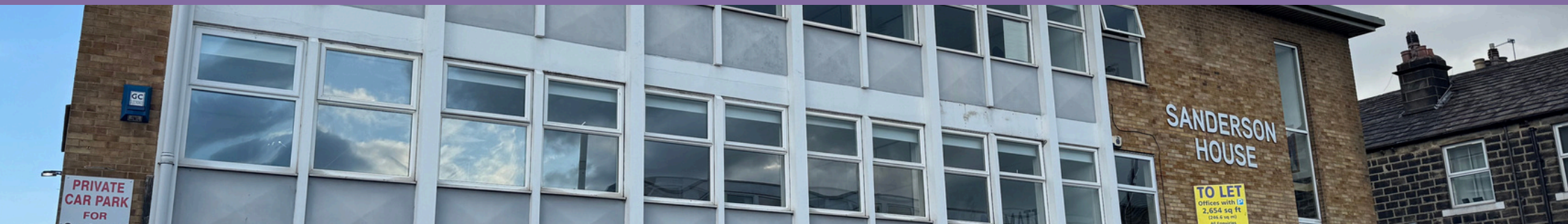


# ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
<b>Rear Suite - Ground Floor</b>	2,682	246.6
<b>Total</b>	2,682	246.6





## EPC

The property currently benefits from an EPC rating of C-59.

## VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

## LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

## TERMS

The property is available to let on effective full repairing and insuring terms for a minimum term of 3 years at an initial rental of £29,200 plus VAT per annum (£10.89 per sq ft).

The rent includes the use of 3 allocated car spaces.

## SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance and landscaping of the estate.

## RATEABLE VALUE

The space forms part of a larger business rates assessment which is currently undergoing a reassessment. Interested parties are advised to direct further enquiries to the local authority.

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# FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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