



**FRIDEN HOUSE  
CLAYTON WOOD BANK  
LEEDS  
LS16 6QZ**

**FOR SALE/  
TO LET**

**PROMINENT DETACHED OFFICE BUILDING WITH PARKING**

**8375 SQ FT (778.1M)**

## LOCATION

Friden House is extremely prominent, situated on the corner of Clayton Wood Bank and the A6120 North Leeds Ring Road, mid-way between its intersections with the A660 Otley Road (Lawnswood) and Low Lane (Horsforth). This location is served by a regular bus service along the Ring Road and Horsforth railway station is approximately 1.5 miles from the property.

## DESCRIPTION

It comprises a 2-storey self-contained office building providing accommodation within four separate suites and accessed from a central reception area. The accommodation benefits from gas central heating, comfort cooling to part, suspended ceilings, kitchen/breakout area and male and female WCs. Internally it is a mixture of open plan and cellular space together with meeting rooms and storage areas. There is a small loading door to the side elevation and a separate detached single garage to the rear.

## ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1<sup>st</sup> Edition, IPMS: OFFICE BUILDINGS May 2015, the unit provides the following approximate internal areas:

• front building ground floor	1820 sq ft (169.1m <sup>2</sup> )
• front building first floor	1870 sq ft (173.7m <sup>2</sup> )
• rear building ground floor	2340 sq ft (217.4m <sup>2</sup> )
• rear building first floor	2345 sq ft (217.9m <sup>2</sup> )
• <b>total</b>	<b>8375 sq ft (778.1m<sup>2</sup>)</b>

The building benefits from its own private car park at the front of the property which provides 23 marked out parking spaces. Careful and double parking would substantially increase the number of vehicles that could be parked within this area. There is also a small loading area to the side elevation which could provide additional parking for 3-4 cars.

## TERMS

The property is available for sale on a freehold basis or alternatively to let on a full repairing and insuring terms. Details of the quoting rent and price are available on request.

## USE

Besides general office accommodation Friden House has the potential to be used for a variety of different uses (e.g. showroom, studio or light storage) subject to any necessary planning consent being granted.

## BUSINESS RATES

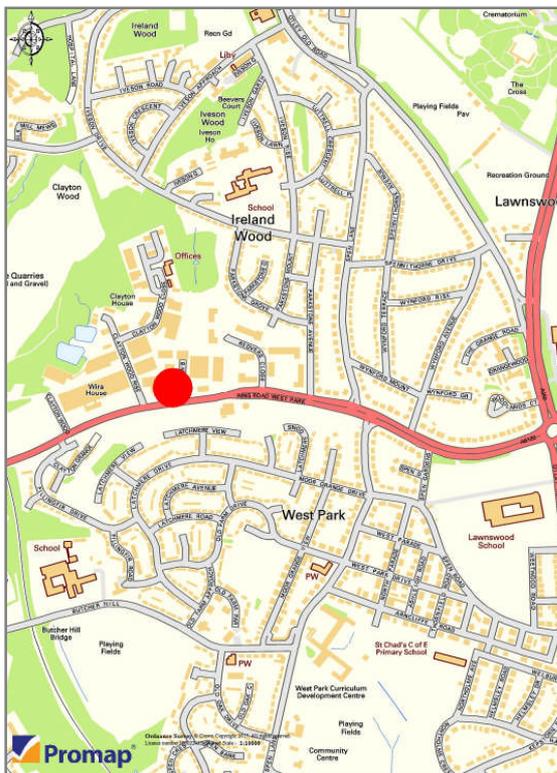
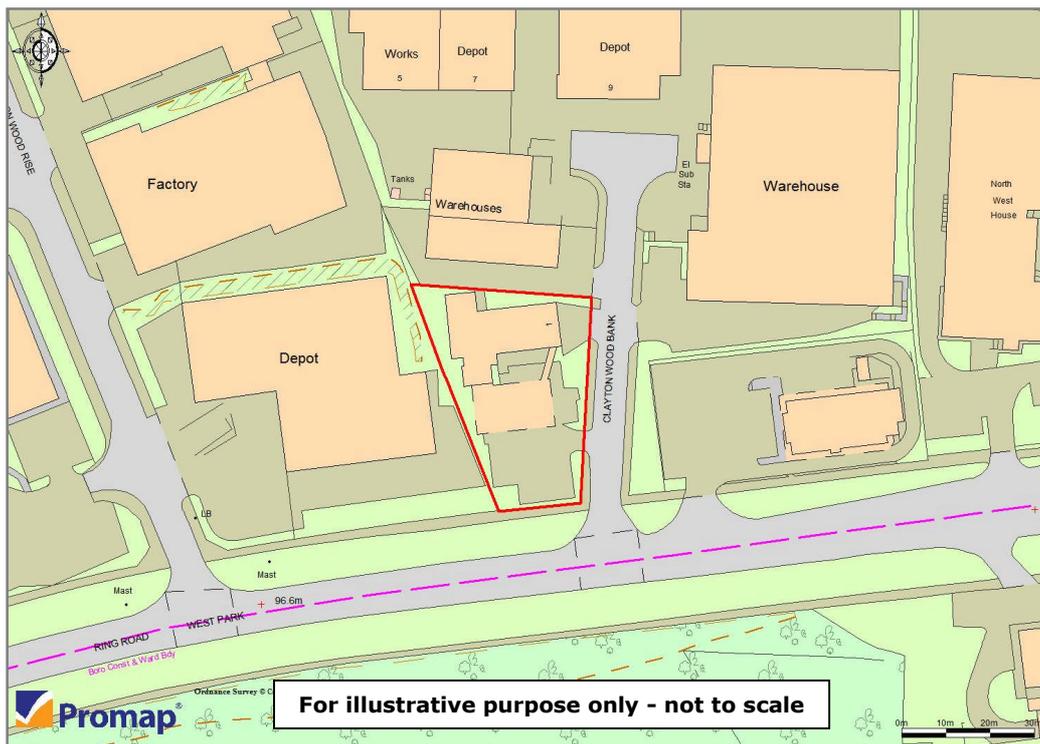
According to the Valuation Office Agency website, the premises has a current 2017 rateable value of **£76,000**. Interested parties are advised to direct further enquiries to the local authority.

## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)) or Tom Gillson on 0113 239 5778 ([tomg@adairpaxton.co.uk](mailto:tomg@adairpaxton.co.uk)).

Or alternatively our joint agents Carter Towler 0113 245 1447 (Richard Fraser or Phil Shopland-Reed).

## SUBJECT TO CONTRACT



MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTONS 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.