

**FIRST FLOOR
OFFICE SPACE
WITH STORAGE**
1,118 SQ FT (103.9 SQ M)

- Gas-fired central heating
- Kitchenette facilities
- WC Facilities
- Prominent Location
- Variety of different sized rooms
- Number of amenities within close-proximity.



TO LET

**94a New Road Side
Horsforth, Leeds,
LS18 4QB**

**£12,000
per annum**

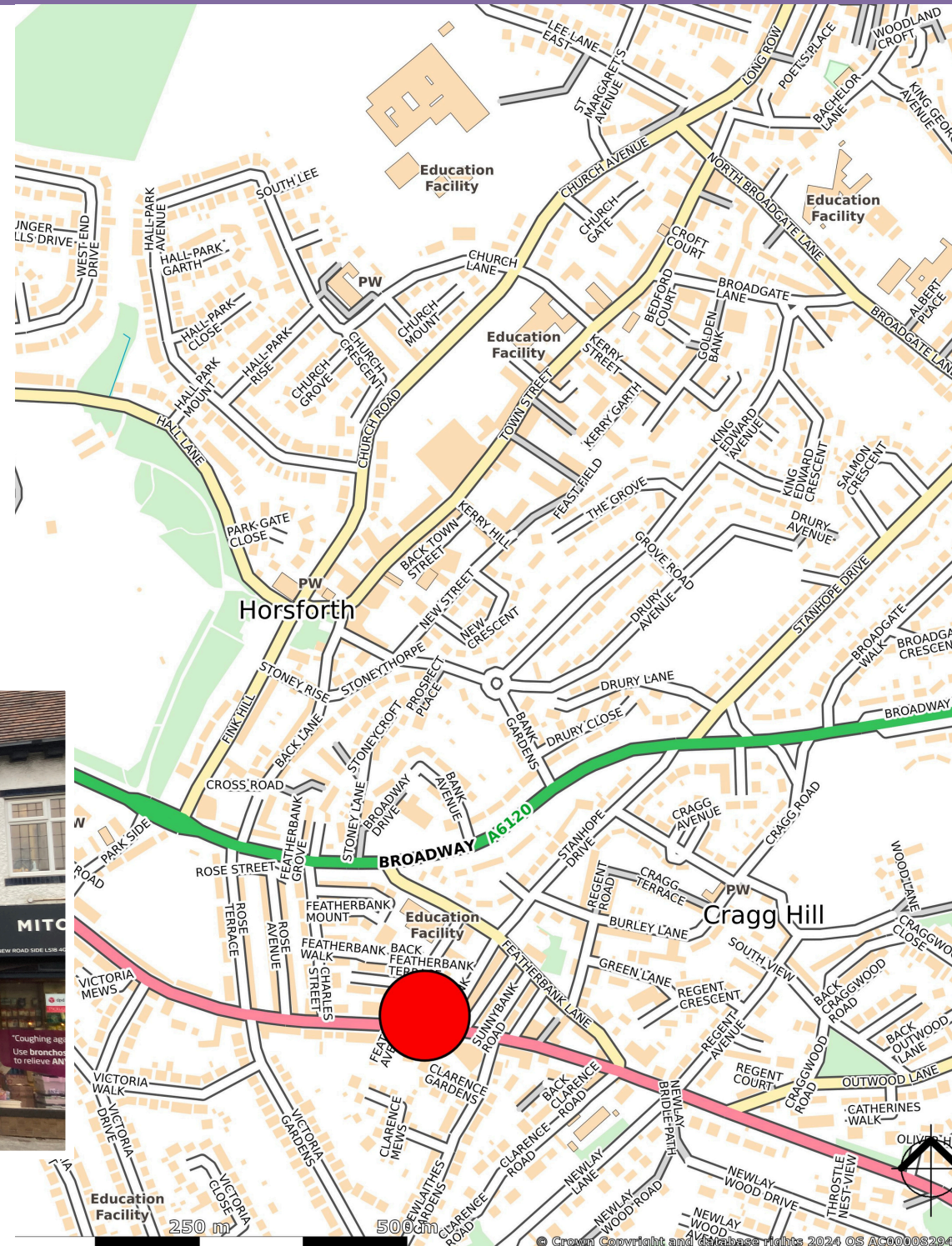


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LOCATION

The available space is situated above a parade of shops on the busy A65 (New Road Side).

The property benefits from a great deal of amenities within close proximity such as Tesco Express, Subway, The Three Swords and Dominos Pizza.



BELOW PARADE

MAIN OFFICE



DESCRIPTION

The space available is completely self-contained and is accessed via a pedestrian door fronting New Road Side.

The space itself offers a variety of different sized office rooms, a large main office space and two further potential meeting rooms. The space available could be suitable for a number of office occupiers as well as a number of different uses such as clinical/retail related uses.

Within the first floor space, there are kitchenette and WC facilities.

The available space also benefits from second floor attic space which is ideal for storage purposes.

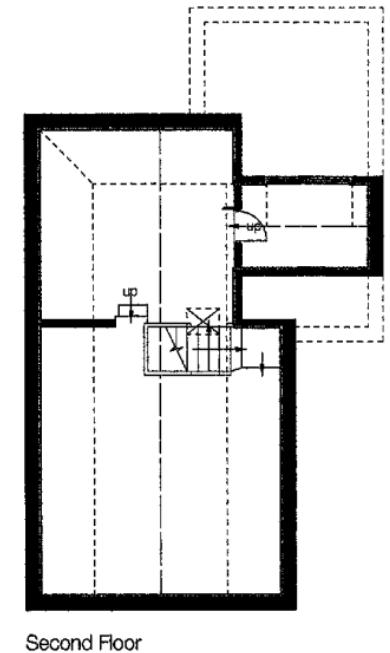
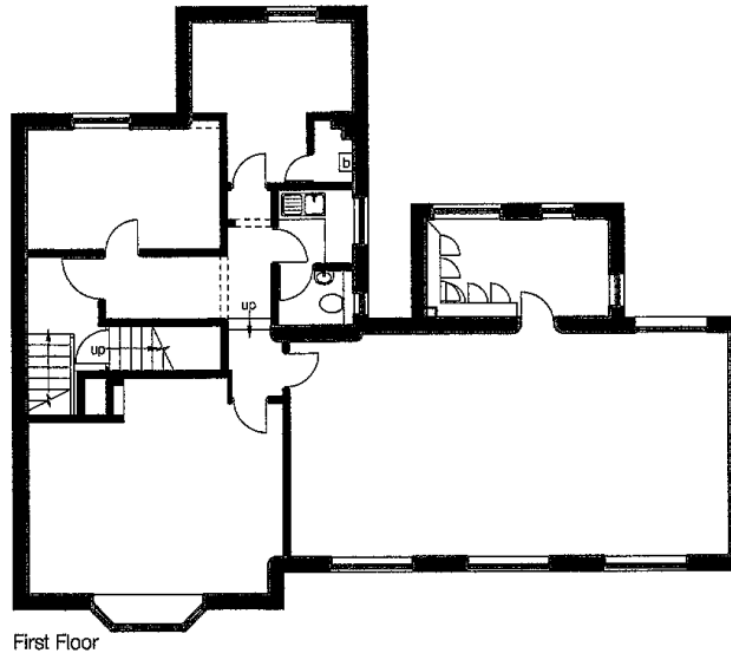


MEETING ROOM SPACE

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
First Floor	1,065	99
Second Floor	53	4.9
Total	1,118	103.9





EPC

The property currently benefits from an EPC rating of E-104.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £12,000 per annum.

VAT

VAT is not applicable on the subject property.

SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance of the common parts.

LEGAL COSTS

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

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2023 list: Rateable Value: £9,000.

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



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Property Specialists ■ ■ ■ ■