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Stoneacre
COMMERCIAL

Stoneacre Properties
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www.stoneacreproperties.co.uk



Network House, Lister Hill, Horsforth, LS18 5AZ

Circa £1,800,000

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

INVESTMENT / DEVELOPMENT OPPORTUNITY

Modern self-contained 3 storey office building with generous on-site parking

SUITABLE FOR A VARIETY OF USES subject to planning

- 19,448 Sq ft
- Close to Horsforth Station
- Modern Specification
- On-Site Parking

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk

rightmove

BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman The Government Gateway OnTheMarket.com

LOCATION

Network House is strategically located in an extremely accessible area in Horsforth, adjacent to Station Road on Lister Hill, and within a 5-minute walk of Horsforth train station. Network House also benefits from being within a 5-minute drive of the Leeds Outer Ring Road (A6120), which provides excellent access links to Leeds City Centre and other North Leeds suburbs. Leeds Bradford International Airport is nearby too.

Local amenities include a wide range of retail shops, banks and various pubs, cafés and restaurants all within a few minutes' walk of Network House, as you would expect from the central location of the property in Horsforth.

DESCRIPTION

Network House is a purpose-built, three-storey, modern office building with on-site car parking. The available accommodation benefits from dedicated access as well as private meeting rooms, a spacious kitchen, and W/C facilities within the demise, meaning the accommodation is self-contained.

The property benefits from the following specification features: -

- Fully carpeted and decorated
- Air conditioning throughout
- Modern suspended ceilings with LED lighting
- Perimeter trunking for data/cablings
- Various high quality meeting rooms
- Spacious kitchen and staff room facility
- Gas fired central

Please take a virtual tour by uploading:-

<https://tour.giraffe360.com/58e5588866f24050bdea773efa2>

ACCOMMODATION

The accommodation provides the following key net internal floor areas: -

- Ground floor - 5,500 sq ft
- First floor - 10,567 sq ft
- Second floor - 2,949 sq ft

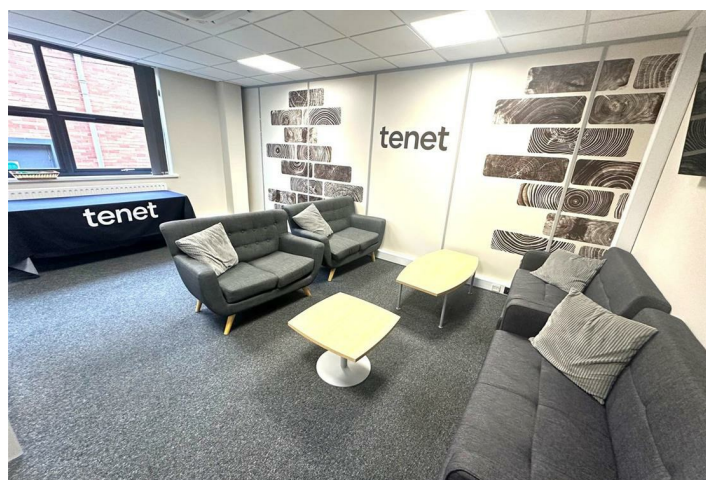
There are a generous 32 on-site car parking spaces specifically allocated to the suite.

PRICE

Offers are invited in the region of £1,800,000 to purchase the freehold interest in the property with Vacant Possession.

Alternatively, the property is available by way of a new full repairing and insuring lease for a term of years to be negotiated and agreed.

We are informed that VAT is not applicable to this sale.



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:- current being assessed

This can shortly be viewed on <https://find-energy-certificate.service.gov.uk>

BUSINESS RATES

The property has been assessed by the Valuation Office at £179,000RV

Interested parties are advised to make their own inquiries in this respect.

VIEWINGS

For further information or to arrange a viewing, please contact:-

Peter Davies - Tel: 0113 237 0999
peter@stoneacreproperties.co.uk

MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

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.

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All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared July 2024

