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

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Stoneacre Properties  
184 Harrogate Road  
Leeds  
West Yorkshire  
LS7 4NZ

01132370999

peter@stoneacreproperties.co.uk  
www.stoneacreproperties.co.uk



Network House, Lister Hill, Horsforth, LS18 5AZ

Circa £1,800,000

INVESTMENT / DEVELOPMENT OPPORTUNITY

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

SUITABLE FOR A VARIETY OF USES subject to planning

- 14,602 Sq ft
- Close to Horsforth Station
- Modern Specification
- On-Site Parking

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/cabling
- 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 - 5757 sq ft
- Second floor - 2,949 sq ft

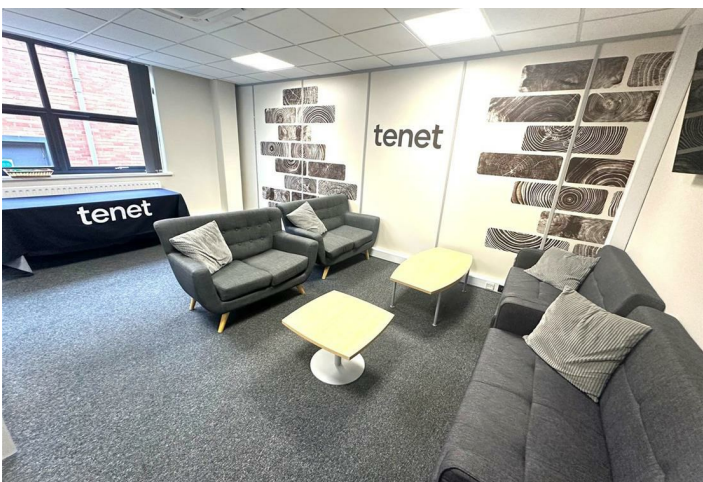
There are a generous 32 on-site car parking spaces specifically allocated to the suite.

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 £132,000RV

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](mailto:peter@stoneacreproperties.co.uk)

MISREPRESENTATION ACT

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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared July 2024

