

Disclaimer- You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. 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. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

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.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

BUY

SELL

RENT

MANAGEMENT

FINANCE

LEGAL

www.stoneacreproperties.co.uk

rightmove



Network House, Lister Hill, Horsforth, LS18 5AZ

Circa £1,800,000

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

INVESTMENT / DEVELOPMENT OPPORTUNITY

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

SUITABLE FOR A VARIETY OF USES subject to planning

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

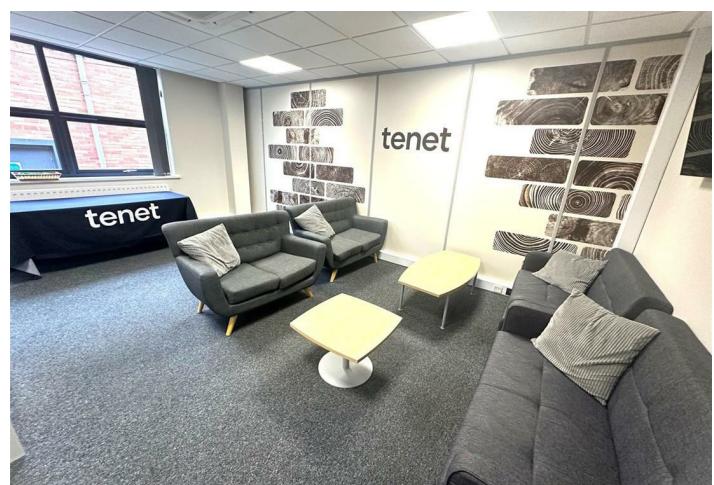
There are a generous 32 on-site car parking spaces specifically allocated to the suite.

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

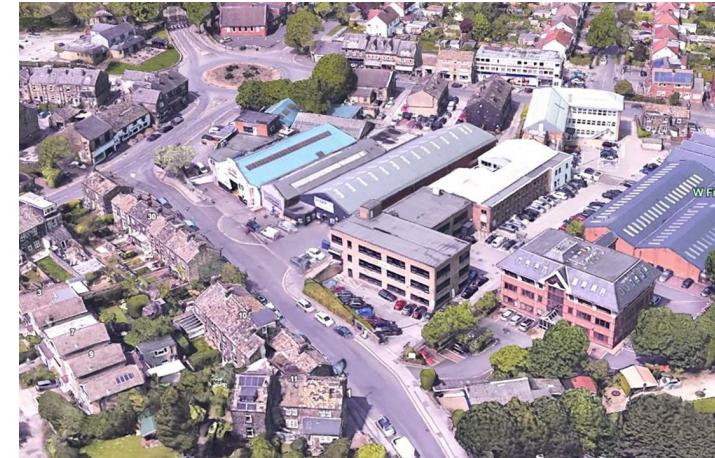
Energy Performance Certificate for this property is:-
current being assessed

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

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.

All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.

No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.

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

MISDESCRIPTIONS 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.

Details prepared July 2024