



TO LET

**EXTREMELY PROMINENT
REFURBISHED OFFICE BUILDING
with GOOD PARKING
1,803 to 8,374 sq ft**



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

**Friden House
Clayton Wood Bank
LS16 6QZ**



LOCATION

Friden House is extremely prominently situated on the corner of Clayton Wood Bank and the A6120 North Leeds Outer Ring Road midway between its intersections with the A660 Otley Road (Lawnswood) and Low Lane (Horsforth).

This location is served by a regular bus service along the Leeds Outer Ring Road and Horsforth rail station is approximately 1.5 miles from the property.

DESCRIPTION

Friden House comprises a substantial two-storey, self-contained office building providing accommodation within four separate suites and access from a central reception / entrance area.

Friden House is divided into a %front building+ and a %rear building+ which are linked by corridors within which are situated the male and female toilets.

The accommodation benefits from the following:-

- Gas fired central heating
- Carpeting throughout
- Suspended ceilings
- Comfort cooling (to part)
- A mixture of Cat 2 and LG3 fluorescent lighting
- UPVC double glazed windows
- Kitchen/break-out area

Friden House has been refurbished to provide predominantly open-plan office suites with some partitioned offices and meeting rooms.

Part of the ground floor of the %rear building+ is accessed via a small loading door and provides useful storage / light workshop accommodation.

ACCOMMODATION

Friden House provides the following net internal floor areas:-

Floor	Area (sq ft)
Front Building 2 nd Floor	1,867
Rear Building 1 st Floor	2,240
Front Building 1 st Floor	1,803
Rear Building Ground Floor	2,464
Total	8,374

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PARKING

Friden House benefits from its own private car park at the front of the building which provides 23 marked out parking spaces. Careful and double parking would substantially increase the number of vehicles that could be parked in the car park.

There is also a small loading area adjacent to the rear building within which 3-4 cars could also be accommodated.

RATES

Friden House is assessed as %office and premises+ and has a current (2017 valuation) rateable value of £76,000.

EPC

The property has been assessed as having an energy rating of 57 (Band C). A full copy of the EPC is available on request.

TERMS

Friden House is available To Let on a new full repairing and insuring lease for a term to be negotiated and agreed. The building is available either as a whole or on a floor by floor basis.

The quoting rent on the office accommodation is **£10.00 per sq ft per annum exclusive**.

VIEWING/FURTHER INFORMATION

Strictly by prior appointment with either of the joint sole agents:-



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