



**1 Stoney Rise, Horsforth Leeds, LS18 4SF**  
**FOR SALE**

**Adair Paxton**  
Property Specialists



## LOCATION

The property comprises a two-storey stone built detached office building with adjacent single storey storage unit, both set within a secure gated yard. Internally, the office accommodation provides a ground floor open plan office with kitchenette and stairs leading to the first floor which provides two private offices and WC. The detached storage unit provides two separate storage areas and a WC.

## DESCRIPTION

The property comprises a two-storey, stone-built office building and a single storey storage unit, also of stone construction. The property has been recently refurbished and benefits from WC and kitchen facilities as well as a private, secure yard area.

## ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2018, the office space provides an approximate area of 496 sq ft (46 sq m) and the single storey storage unit comprises 500 sq ft (46.5 sq m).

## TERMS

The property is available at a guide price of £275,000. It is understood that VAT is not applicable.

## BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of £8,900. Interested parties are advised to direct further enquiries to the local authority.

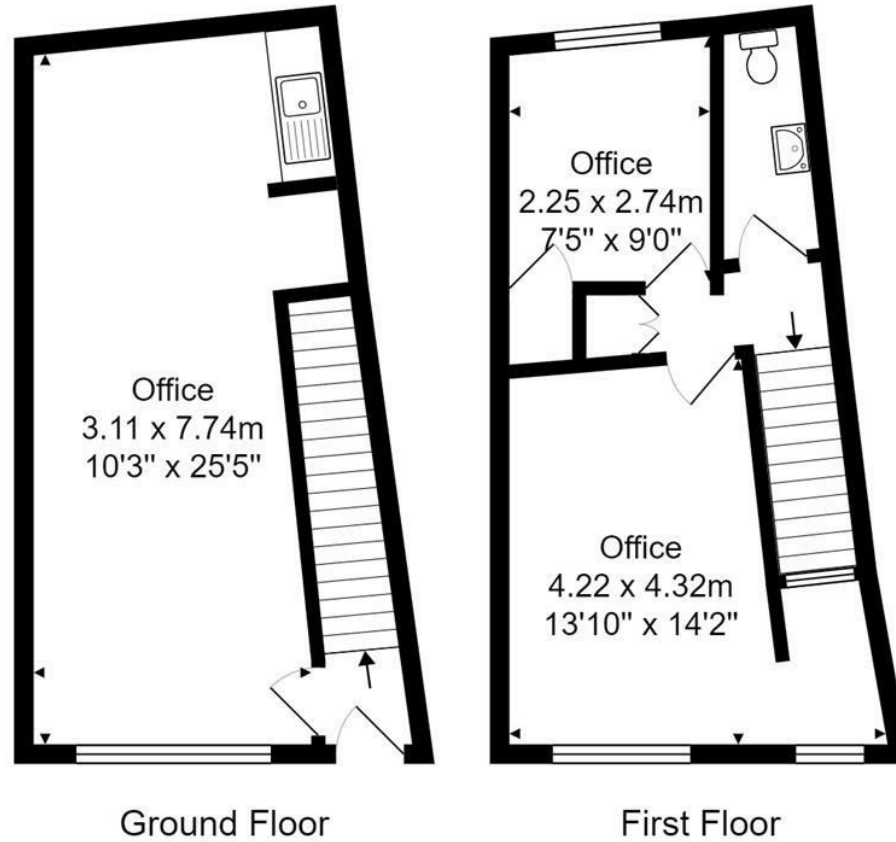
## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk) or Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk).

## EPC

The property has a current Energy Performance Certificate of E - 120.





Total Area: 58.3 m<sup>2</sup> ... 627 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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