

# TO LET

## GOOD QUALITY OFFICE SUITE IN CENTRAL HORSFORTH LOCATION with PARKING

1,680 sq.ft.



- On-site parking
- Great natural light
- Newly decorated

Suite 2 Tithe House, Town Street, Horsforth, Leeds LS18 5LJ

## LOCATION

Tithe House occupies a very prominent position fronting Town Street in the heart of Horsforth Town Centre. This is a busy and popular location which is home to several national and local retailers together with many other businesses.

Immediately to the rear of the property is the Morrisons Supermarket and various pay and display car parks in the immediate vicinity of Tithe House.

## DESCRIPTION

Tithe House comprises four office suites on the first and second floors of the building. There is currently one suite available at 1<sup>st</sup> floor level. The suite is mainly open plan but with a single private office/meeting room in situ.

The suite benefits from the following specification features:-

- Great natural light
- Three compartment perimeter power trunking
- Gas fired central heating
- Modern suspended ceiling
- Flat panel LED lighting
- Good quality carpeting
- Fully decorated
- Kitchen facility
- Small comms room/store room

## ACCOMMODATION

The available suite at Tithe House is located on the 1<sup>st</sup> floor and comprises **1,680 sq.ft.** (net internal).

## PARKING

There are **6 parking spaces** specifically allocated for the sole exclusive use of the occupier of the available office suite within Tithe House. The parking spaces are located in the private car park immediately to the rear of the building.

## RATES

The property is currently assessed as "Office and Premises" and has a rateable value of **£11,250** (from April 2023).

## EPC

The property has an Energy Performance Asset Rating of "C"(56). A full copy of the certificate is available upon request.

## TERMS

The suite within Tithe House is available by way of a new full repairing & insuring lease (by way of a service charge) for a term to be negotiated and agreed. The commencing rent is to be **£19,320 per annum**.

## FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the letting agents:-

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