



LISTER HOUSE
Horsforth, Leeds

TO LET - PRIME OFFICES IN HORSFORTH



- HIGHLY SPECIFIED ENERGY EFFICIENT OFFICES
- EXCELLENT PARKING
- HIGH SPEED ULTRA FAST FIBRE UP TO 1GB

1,150 to 3,650 sq ft

LOCATION

Lister House is strategically located close to both Horsforth Train Station and the Leeds Outer Ring Road (A6120) thereby benefitting from excellent access to both Leeds City Centre and the North Leeds suburbs.

Leeds Bradford Airport is also only a short distance from the property and the many local amenities of Horsforth including coffee shops, banks, restaurants, bus routes and the Post Office are all within easy walking distance.

ACCOMMODATION

Floor	sq ft	Parking
First	1,680	7 spaces
Second (LHS)	1,150	4 spaces
Second (RHS)	2,500	10 spaces



Typical Floorplan

DESCRIPTION

Lister House is a modern energy efficient office building set in attractive landscaping, constructed of feature facing brickwork and feature glazing. The property benefits from an attractive entrance foyer and lift serving all floors.



The available accommodation benefits from the following specification features:

- High speed ultra fast fibre up to 1GB.
- Newly redecorated
- New attractive carpeting
- Comfort cooling
- Raised access floors
- Modern suspended ceiling
- LED lighting throughout
- Kitchenette facilities
- Attractive common areas
- Passenger Lift
- Cycle rack and shower facilities
- Excellent energy efficiency - EPC rating B (copy available on request)

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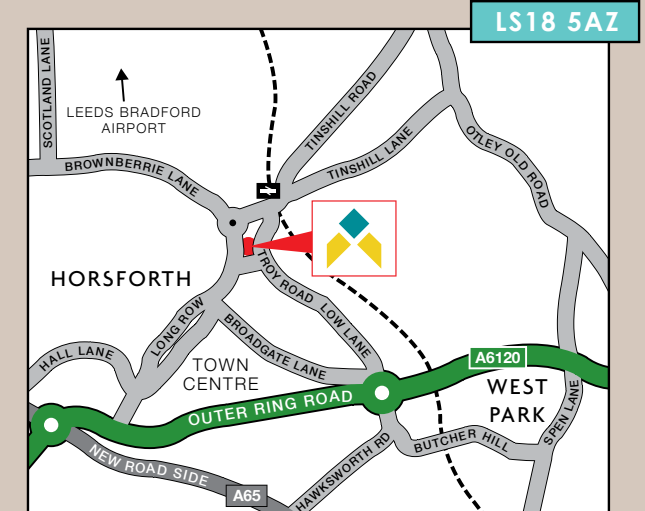


TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term to be agreed. Alternatively the suites are available to let by way of flexible tenancies. Further details are available on request.

RATES

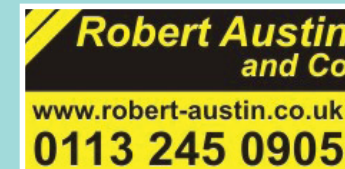
Further information available on request.



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Matthew Austin



James Jackson

