

TO LET

**MODERN SELF-CONTAINED,
AIR-CONDITIONED OFFICE
with ON-SITE CAR PARKING**

5,500 sq.ft.



- **Close to Horsforth Train Station**
- **Self-Contained Office**
- **Modern Specification**
- **Free On-Site Parking**

Techno Centre, Station Road, Horsforth, Leeds, LS18 5BJ

LOCATION

Techno Centre is strategically located in an extremely accessible area in Horsforth, just off Station Road, less than 300 yards away from Horsforth train station and within a 5-minute drive of the Leeds Outer Ring Road (A6120). The property therefore has excellent access links to Leeds City Centre and other North Leeds suburbs.

Local amenities include a wide range of retail shops, banks and various pubs, cafés and restaurants all within a few minutes' walk of Techno Centre, including a Tesco Express Supermarket immediately opposite.

Horsforth is a busy area of Leeds positioned approximately 5 miles north-west of Leeds City Centre and offers excellent communication links with both Leeds and Bradford via the Leeds Outer Ring Road (A6120). Leeds Bradford International Airport is nearby too.

DESCRIPTION

Techno Centre is a purpose-built, two-storey, modern office building with on-site car parking. The available accommodation is situated on the first floor and benefits from its own dedicated access as well as a private meeting room, spacious kitchen, and W/C facilities within the demise, meaning the accommodation is self-contained. The suite also benefits from direct access to an attractive decked inner courtyard area.

The property benefits from the following specification features: -

- Open plan arrangement with excellent natural light
- Fully carpeted and decorated
- Air conditioning cassette system
- Modern suspended ceilings with LED lighting
- Cat 6 data cabling throughout
- 3-compartment perimeter trunking for data/cablling
- Underfloor trunking for data/cablling
- Privately partitioned high quality meeting room
- Spacious kitchen and staff room facility
- Gas fired central heating
- Modern male/female toilets and disabled access toilet

ACCOMMODATION

The first-floor office provides a net internal floor area of **5,500 sq ft.**

PARKING

There are a generous **19** on-site car parking spaces specifically allocated to the suite.

RATES

The suite will need to be reassessed for business rates purposes prior to occupation. Please contact the sole letting agent for further information.

EPC

The property has been assessed for Energy Performance Certificate (EPC) and benefits from an EPC rating of D (84).

TERMS

The suite is available by way of a new full repairing & insuring lease for a term to be negotiated and agreed.

The commencing rental rate is to be **£12.50 per sq ft per annum exclusive**.

FURTHER INFORMATION / VIEWING

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

CARTER TOWLER
0113 245 1447

James Jackson
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