

TO LET
ATTRACTIVE FIRST FLOOR OFFICES WITH
PARKING



FIRST FLOOR
SYKE HOUSE, 96 LONG ROW,
HORSFORTH, LEEDS, LS18 5AT

- 731 sq ft
- **Quality First Floor Office**
- **With Parking**

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LOCATION

The property is situated on Long Row in the heart of Horsforth and just 2 minutes on foot from Horsforth Rail Station. Horsforth is approximately 6 miles North West of Leeds City Centre.

DESCRIPTION

Attractive stone built detached building providing a self-contained office suite on the first floor complete with kitchenette and WC. Private parking is available to the front and rear of the premises. The office suite is open plan, carpeted, with recessed lighting.

TERMS

The premises are available by way of a new lease at a rental of £833 pcm exclusive of utility costs.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to IPMS3 the accommodation provides:

Description	Sq m	Sq ft
First Floor Office	67.91	731
TOTAL	67.91	731

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

RATEABLE VALUE

Interested parties are advised to check with Leeds Billing Authority.

CONTACT

Viewing strictly by appointment via joint agents:

Holder & Co. on 0113 3234504

Owen Holder: owen@holderandco.com

Philip Caspell: philip@holderandco.com

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Subject to Contract