



WOODSIDE HOUSE

LOW LANE , HORSFORTH

TO LET
High Quality Office Suites
2,120 sq ft and 3,945 sq ft

DESCRIPTION

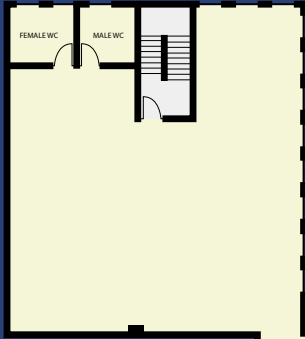
Woodside House is an attractive detached office building providing modern office accommodation over five floors.

The building has undergone a substantial refurbishment of both the common areas and office suites to provide contemporary offices suitable for the modern day occupier.

SPECIFICATION

- Perimeter trunking
- Gas central heating
- Carpeted flooring
- LG7 lighting
- Suspended ceiling
- Kitchen facility
- Air-conditioned (lower ground floor)
- Private w/c's
- Passenger lift
- Key fob entry system to suites
- Bike rack & shower facilities

ACCOMMODATION



Lower Ground Floor Plan



FLOOR	AREA (SQ FT)	PARKING SPACES
Lower Ground	2,120	7
Second	3,945	15

LOCATION

Woodside House is prominently situated on Low Lane at the heart of Horsforth Town Centre. The location is ideal with the A6120 Leeds Outer Ring Road just 350 metres away which in turn provides for easy access to Leeds, the surrounding areas and the wider motorway network. Leeds Bradford Airport is a 3 mile drive and Horsforth Railway Station is within easy walking distance.



ENERGY PERFORMANCE CERTIFICATE

The building has been assessed and has an EPC rating of C-53.

RATING

For information on the Rateable Values please enquire via the letting agents.

TERMS

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

Quoting rent available on request.

VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing please contact either of the joint sole letting agents.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991. Carter Towler and Holder & Co on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler and Holder & Co has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is June 2023.

JAMES JACKSON
CLEM MCDOWELL



OWEN HOLDER

