



## Friden House

Friden House, 1 Clayton Wood Bank, Leeds, LS16 6QZ

**EXTREMELY PROMINENT  
OFFICE BUILDING with  
GENEROUS PARKING**

**8,373 sq ft**  
(777.88 sq m)

- Popular North Leeds Location
- Self-Contained Building
- Free On-Site Car Parking
- Modern Specification
- Kitchen & Break-Out Areas
- Private Meeting Rooms

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## Summary

Available Size	8,373 sq ft
Rent	£10 per sq ft
Price	£1,000,000
Rates Payable	£4.43 per sq ft
Rateable Value	£72,500
VAT	Applicable
EPC Rating	C (57)

## Location

Friden House is prominently situated on the corner of Clayton Wood Bank and the A6120 North Leeds Outer Ring Road midway between its intersections with the A660 Otley Road (Lawnswood) and Low Lane (Horsforth).

This location is served by a regular bus service along the Leeds Outer Ring Road and Horsforth rail station is approximately 1.5 miles from the property.

## Description

Friden House comprises a substantial two-storey, self-contained office building providing accommodation within four separate suites and access from a central reception / entrance area.

The property is divided into a “front building” and a “rear building” which are linked by corridors within which are situated the male and female toilets. Part of the ground floor of the “rear building” is accessed via a small loading door and provides useful storage / light workshop accommodation.

## Accommodation

The available accommodation provides the following net internal floor areas:

Name	sq ft	sq m	Availability
Ground - Rear Building	2,463	228.82	Available
1st - Front Building	1,803	167.50	Available
1st - Rear Building	2,240	208.10	Available
2nd - Front Building	1,867	173.45	Available
<b>Total</b>	<b>8,373</b>	<b>777.87</b>	

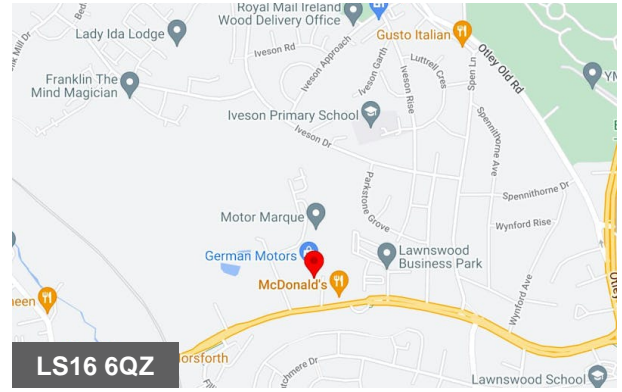
## Terms

Friden House is available To Let on a new full repairing and insuring lease for a term to be negotiated and agreed.

Alternatively, the landlord will consider selling their freehold interest in the building.

## Car Parking

Friden House benefits from its own private car park at the front of the building which provides 23 marked out parking spaces.



## Viewing & Further Information



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