

# TO LET

**MODERN SELF-CONTAINED OFFICE**  
**in GREAT LOCATION**  
**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 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/cabling
- Underfloor trunking for data/cabling
- 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**  
[jamesjackson@cartertowler.co.uk](mailto:jamesjackson@cartertowler.co.uk)

**Clem McDowell**  
[clemmcdowell@cartertowler.co.uk](mailto:clemmcdowell@cartertowler.co.uk)

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