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To Let/For Sale

Beech House, Manor Road, Horsforth, Leeds
LS18 4DX

- Prominent self-contained HQ offices fronting the A6120 at Horsforth
- 2,586 – 5,313 sq ft
- 20 dedicated car parking spaces
- Available as a whole or on a floor by floor basis

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Google Maps

Location

Beech House is prominently located fronting the Leeds Ring Road (A6120) close to its intersection with the A65 within approximately 200 metres from New Road Side and less than 0.5 miles from Town Street, Horsforth providing a plethora of excellent amenities for staff to enjoy.

Description

Beech House is an attractive detached brick built two storey office building constructed in the late 1990s and provides predominantly open plan accommodation with a couple of partitioned meeting rooms on ground and first floors benefitting from the following:-

- ◆ Full access raised floors
- ◆ Suspended ceilings
- ◆ LED lighting
- ◆ Window blinds
- ◆ Timber double glazed windows
- ◆ Kitchen facility on each floor
- ◆ Male, female and disabled toilet facilities
- ◆ Central heating system
- ◆ 2.7m floor to ceiling height
- ◆ Excellent natural light
- ◆ 20 on-site parking spaces

Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

FLOORS	SQ FT	SQ M
Reception	137	12.76
Ground	2,586	240.25
First	2,590	240.60
TOTAL	5,313	493.61

Car Parking

20 on site car parking spaces are allocated to the demise and will be allocated on a pro-rata basis.

Terms

The offices are available either as a whole or on a floor by floor basis by way of a new effective Full Repairing and Insuring lease for a term to be agreed at a quoting rent of £13.50 psf per annum exclusive. Alternatively the freehold of the whole building is available to purchase. Price upon application.

Rates

The property has been assessed to have a Rateable Value of £66,764.

We advise all interested parties to make their own enquiries of the local rating authority.

Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.

EPC

The property has been assessed to have an EPC Rating of C (63). A full copy of the certificate is available upon request.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Viewing & Further Information

Strictly by appointment with the sole letting agent:

Knight Frank

Contact: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: 0113 297 2427

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Subject to Contract

Photographs: June 2020

Particulars: August 2020

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[Particulars dated [August 2020]. Photographs and videos dated [June 2020].]

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