

# TO LET

**SELF-CONTAINED OFFICE BUILDINGS  
with good on-site PARKING**

**2,360 – 6,360 sq.ft.**



**PJC HOUSE  
CLAYTON WOOD CLOSE  
WEST PARK  
LEEDS  
LS16 6QE**

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## LOCATION

PJC House is situated on Clayton Wood Bank which is accessed via Clayton Wood Rise from the North Leeds Outer Ring Road (A6120). 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.

PJC house is in close proximity to Horsforth town centre which provides a variety of amenities, including various bars and restaurants. Lawnswood Business Park where the Red Bean Café is located is less than a mile from this location and a further 2 miles is the David Lloyd Health club.

## DESCRIPTION

PJC House comprises 2 separate two-storey office buildings which are currently linked at first floor and which provide accommodation over ground and first floors.

The ground floors of both buildings are divided into several private offices and meeting rooms and benefit from security shutters. The first floors of both buildings provide a more open plan accommodation and benefit from excellent natural light. Both buildings benefit from the following specifications: -

- Excellent natural light
- Fully carpeted
- Recently redecorated
- Good parking
- Fluorescent lighting with LED lighting in part
- Gas central heating
- Security shutters
- Suspended ceiling
- Kitchen facilities

## PARKING

Each building benefits from it's own allocated parking as follows:-

Left Hand Building	34 spaces
Right Hand Building	20 spaces

In addition, on-street parking is available to the front of the property.

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## ACCOMMODATION

PJC House provides a total of 6,425 sq ft over ground and first floors with the individual floor areas being:-

Ground Floor Left Building	-	1,690 sq ft
First Floor Left Building	-	2,080 sq ft
Walkway	-	230 sq ft
<b>TOTAL LEFT BUILDING</b>	-	<b>4,000 sq ft</b>
Ground Floor Right Building	-	1,115 sq ft
First Floor Right Building	-	1,245 sq ft
<b>TOTAL RIGHT BUILDING</b>	-	<b>2,360 sq ft</b>
<b>TOTAL</b>	-	<b>6,360 sq ft</b>

## RATES

The entire property is assessed for rating purposes as "Office and Premises" and has a current rateable value of £55,000.

## EPC

The property has an Energy Performance Certificate Rating of "D" (100). A full copy of the certificate is available upon request.

## TERMS

The entire property is available as a whole or on a building-by-building basis by way of a new full repairing & insuring for a term to be negotiated and agreed.

## FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agents:-

**CARTER TOWLER**  
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(REF: HL.CM.)

Details prepared April 2021

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