



Network House

5 Lister Hill, Horsforth, Leeds, LS18 5AZ

To Let - Good Quality, Refurbished Office Suites

123 to 2,364 sq ft
(11.43 to 219.62 sq m)

- Close to Horsforth train station
- Available on flexible terms
- On site parking
- Inclusive rent
- Air conditioned
- Meeting rooms

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Summary

Available Size	123 to 2,364 sq ft
Rent	£35 - £38 per sq ft
Business Rates	N/A
Service Charge	N/A
Car Parking	Car parking is available, please contact the sole agent for further information.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (73)

Location

Network House is strategically located in an extremely accessible area in Horsforth, adjacent to Station Road on Lister Hill, and within a 5-minute walk of Horsforth train station. Network House also benefits from being within a 5-minute drive of the Leeds Outer Ring Road (A6120), which provides excellent access links to Leeds City Centre and other North Leeds suburbs. Leeds Bradford International Airport is nearby too. Local amenities include a wide range of retail shops, banks and various pubs, cafés and restaurants all within a few minutes' walk of Network House, as you would expect from the central location of the property in Horsforth.

Description

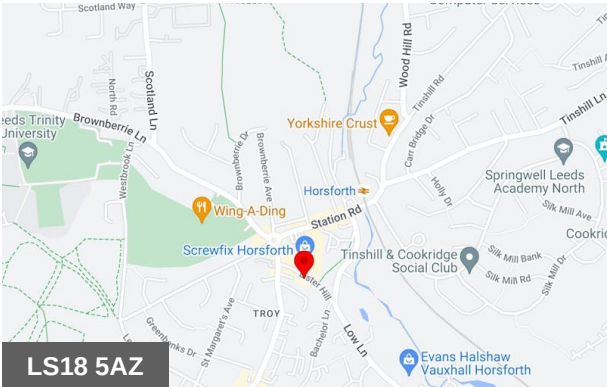
Network House is a purpose-built, three-storey, modern office building with on-site car parking. The property comprises the following specification features: -

- Fully carpeted and decorated
- Air conditioning
- Modern suspended ceilings with LED lighting
- 3-compartment perimeter trunking for data/cabling
- Various high quality meeting rooms
- Gas fired central heating
- W/C facilities

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Suite 1	434	40.32	Available
1st - Board Room	300	27.87	Available
1st - Suite 2	123	11.43	Available
1st - Suite 3	241	22.39	Available
1st - Suite 4	241	22.39	Available
1st - Suite 5	308	28.61	Available
1st - Suite 6	379	35.21	Available
1st - Suite 7	365	33.91	Available
Total	2,391	222.13	



Viewing & Further Information



Tom Newstead
07538680333
tomnewstead@cartertowler.co.uk



James Jackson
07920 812275
jamesjackson@cartertowler.co.uk



Clem McDowell
07432 013246
clemmcdowell@cartertowler.co.uk