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30 Park Place Leeds LS1 2SP www.fjltd.co.uk

**FOX
LLOYD
JONES**

TO LET

High Quality Self-Contained Offices

VERY ACCESSIBLE NORTH LEEDS LOCATION



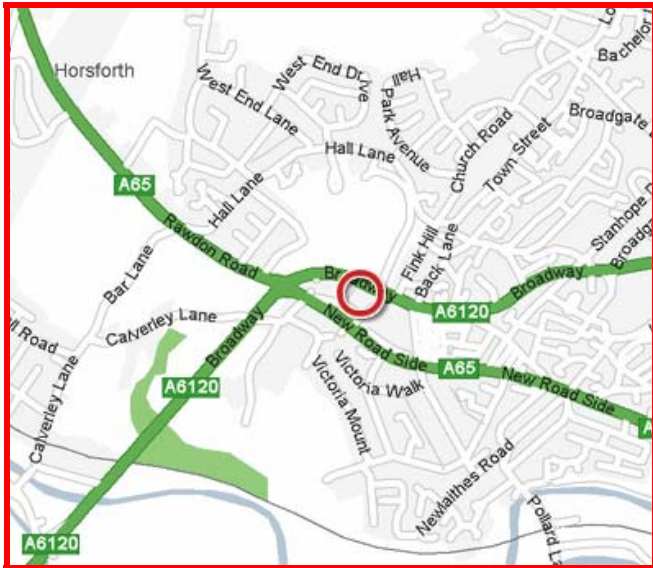
ACACIA HOUSE
MANOR ROAD, HORSFORTH, LEEDS, LS18 4DX

Approx 760 m² (8,181 ft²) Available

PROPERTY • PLANT • CONSTRUCTION

LOCATION:

The property is located in the popular North Leeds suburb of Horsforth, which is approximately 4 miles to the North West of Leeds city centre. Horsforth is an established out of town office location with a number of large companies operating in the locality.



Situated close to the North Leeds ring Horsforth provides good access to the M62 and M1/A1 as well as excellent access to Leeds Bradford Airport approximately 4 miles to the north.



View of Boardroom at Ground Floor

ACCOMMODATION:

	Approx Net Internal Floor Areas	
	ft ²	m ²
Ground Floor Offices	4,129	383.6
First Floor Offices	4,052	376.4
Total	8,181	760

DESCRIPTION:

The property sits very prominently in an elevated position above Manor Road with access to the rear via the extensive car park.

Acacia House is a modern attractive two storey office building of brick construction with feature stonework. Internally the property is mainly open plan in nature although the previous tenants have erected some light weight partitioning at ground floor level to form individual rooms.

The property benefits internally from the following specification:

- Schindler 8 person passenger lift
- Raised floors
- Suspended ceilings
- Integral category II lighting
- Air conditioning
- Fully fitted kitchen
- Carpeted throughout
- GF security shutter

PLANNING:

Informal enquiries with Leeds City Council reveal that the unit has planning consent for B1 under the Town and Country Planning Act (Use Classes) Order 1987.

For further information prospective purchasers should make their own enquiries with Leeds planning authority (Tel No. 0113 247 8000).

RATEABLE VALUE:

The property is included within the 2005 Valuation List as follows:

Description: Offices and Premises

Rateable Value: £ 84,500

The Uniform Business Rate (UBR) for 2008/2009 is 46.2 pence in the £.



View of Parking Area Outside Main Entrance

CAR PARKING:

The property has excellent on site parking facilities for 32 car parking spaces. These spaces are subject to a service agreement relating to with a service charge allocated on a pro rata basis to the accommodation in connection with the maintenance up keep of the common parts



View of Reception

TERMS:

The accommodation is available by way of new full repairing and insuring lease for a term to be negotiated and agreed at a rent of £120,000 p.a.

LEGAL COSTS:

The tenant to pay the landlord reasonable legal costs in the preparation of the lease.

VIEWING :

For further information or to arrange a viewing please contact either James Boothroyd (james.boothroyd@fjltd.co.uk) or Malcolm Stuart (malcolm.stuart@fjltd.co.uk).



Details produced November 2008