

TO LET

1-3 DESK OFFICE SUITES
WITH PARKING
OR WHOLE OF FIRST FLOOR
EXTENDING TO 532 SQFT



HOLDER & CO
Property Consultants



FIRST FLOOR
'SPINNERS HOUSE'
LOW LANE
HORSFORTH LS18 5ST

- 5 Minutes walk from Horsforth Rail Station
- Individual Office Suites OR
- single office suite of 532 sq ft
- Off street parking available
- Dedicated access to the rear
- High Speed Fibre WIFI



LOCATION

Well-located office space, just 5 miles from Leeds city centre in the affluent town of Horsforth. The property is situated at the junction of Lister Hill and Low Lane and is just minutes walk from Horsforth Train Station.

DESCRIPTION

We can offer both individual suites or the whole of the first floor. A two storey stone built detached building with street access directly to the first floor accommodation and with external off-street parking. The premises have been refurbished to provide the option of individual suites (1-3 persons) or the whole of the first floor.

TERMS

The suites are offered on flexible terms and the rental is inclusive of all utilities, business rates and high speed broadband connection.

Further information is available upon request.

SUBJECT TO CONTRACT

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq M	Sq ft
Suite 1 (1-3 Persons)	12.83	138
Suite 2 (1 Person)	10.24	110
Suite 3 (1 Person)	11.76	127
Suite 4 (1-3 Persons)	13.29	143
Whole First Floor (inc WC's & Kitchenette)	49.42	532

CONTACT

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