

# TO LET

**GOOD QUALITY OFFICE SUITE  
with PARKING**

**1,620 sq.ft.**



**TITHE HOUSE  
TOWN STREET  
HORSFORTH  
LEEDS  
LS18 5LJ**

**Tithe House  
Town Street  
LS18 5LJ**



## **LOCATION**

Tithe House occupies a very prominent position fronting Town Street in the heart of Horsforth Town Centre. This is an extremely busy and popular location which is home to a number of national and local retailers together with many other businesses.

Immediately to the rear of the property is the Morrisons Supermarket and there are a number of pay and display car parks in the immediate vicinity of Tithe House.

## **DESCRIPTION**

Tithe House comprises four office suites on the first and second floors of the building. There is currently one suite available at 2<sup>nd</sup> floor level. The suite is laid out in an open plan format and benefits from the following specification features:-

- Great natural light
- Three compartment perimeter power trunking
- Gas fired central heating
- Modern suspended ceiling
- Category 2 fluorescent lighting
- Good quality carpeting
- Fully decorated
- Kitchen facility

## **PARKING**

There are 6 parking spaces specifically allocated for the sole exclusive use of the occupier of the available office suite at Tithe House within the private car park immediately to the rear of the building.

## **ACCOMMODATION**

The available suite at Tithe House is on the 2<sup>nd</sup> floor and comprises **1,620 sq.ft.** (net internal).

## **RATES**

The available suite is currently assessed as having a rateable value of **£7,500.**

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## **EPC**

The property has been assessed as having an energy rating of 83 (Band D). A full copy of the EPC is available on request.

## **TERMS**

Offices in Tithe House are available by way of a new effectively full repairing and insuring lease (by way of a service charge) for a term to be negotiated and agreed.

The commencing rental will be calculated on the basis of **only £10.50 per sq ft (£17,010 per annum)**.

## **VIEWING / FURTHER INFORMATION**

Please contact the sole letting agents:-



**Phil Shopland-Reed**  
[philipsreed@cartertowler.co.uk](mailto:philipsreed@cartertowler.co.uk)

or

**Harriet Lawson**  
[harrietlawson@cartertowler.co.uk](mailto:harrietlawson@cartertowler.co.uk)

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**Details prepared March 2019**



**CARTER TOWLER**  
CHARTERED SURVEYORS

**Tithe House  
Town Street  
LS18 5LJ**

