



**DORIAL HOUSE  
89A NEW ROAD SIDE  
HORSFORTH  
LS18 4QD**

**TO LET**

**OFFICE SPACE WITH PARKING**

**OFFICES FROM 620 sq ft (57.6m<sup>2</sup>) – 720 sq ft (66.9m<sup>2</sup>)**

## LOCATION

The office space is situated behind a parade of shops on the busy A65 (New Road Side). The property benefits from a great deal of amenities within close proximity.

## DESCRIPTION

The available suites are located on the first floor (suite 2) and the lower ground floor (suite 6) of Dorial House. Within Dorial House, there are communal WC and kitchenette facilities. Suite 6 benefits from X car parking spaces and Suite 2 benefits from X car parking spaces.

## ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2<sup>nd</sup> Edition, January 2018, the space provides an approximate area of:

Suite 2	720 sq ft (66.9m <sup>2</sup> )
Suite 6	620 sq ft (57.6m <sup>2</sup> )

## TERMS

The property is available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of:

Suite 2	<b>£9,500 p.a.</b>
Suite 6	<b>£8,000 p.a.</b>

It is understood that VAT is not applicable on this property.

## BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of Suite 2 **£3,250** and Suite 6 **£6,600**. Interested parties are advised to direct further enquiries to the local authority.

## EPC

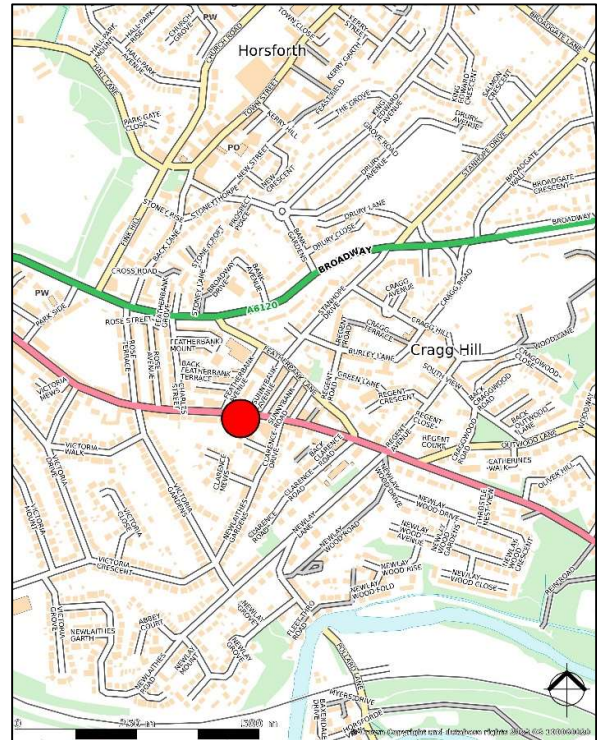
The available units currently have an Energy Performance Certificate of Suite 2 E – 108 and Suite 6 C – 72.

## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)) or Simon Dalingwater on 0113 239 5777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)).

## SUBJECT TO CONTRACT

Details prepared September 2023 SPD/LPJ



MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

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