

FOR SALE - OFFICE INVESTMENT OR OWNER OCCUPATION WITH INCOME



Techno Centre, 22 Station Road, Horsforth, LS18 5BJ

INVESTMENT SUMMARY

- Prime office investment in this thriving Leeds suburb.
- Occupies a prominent position with access off Station Road in the centre of Horsforth.
- 300 yards from Horsforth train station.
- Net Internal Area of **10,520 sq.ft (977.34 sq.m)**
- **0.32 acre (0.13 hectare)** site.
- Two storey office building comprising a high quality office suite on each floor.
- The first floor has recently been refurbished and is currently vacant.
- Exciting opportunity for an owner occupier or investor.
- **34** car parking spaces
- Current rental income of **£55,000 pax**
- ERV when fully let - **£115,720 pax**
- Price – offers in excess of **£1,100,000**
- Net Initial Yield – **4.72%**
- Reversionary Yield – **9.94%**
- Capital Value – only **£104.56 per sq.ft**



LOCATION

Leeds, with a population of approximately 822,500 persons, is the Principal City within Yorkshire and the North East region.

It has excellent communications with the M62 TransPennine motorway running south of the City and the M1 and A1(M) running to the east. The M621 connects the City Centre to both.

Leeds railway station is the UK's busiest station outside Central London with a regular service to London and all northern cities.

Leeds has an extremely diverse economic base with no over dependence on one sector. It still has a strong manufacturing base which is complimented by the service sector and is recognised as the financial/administrative centre for the North East region.

With 2 universities, a theatre, the First Direct Area and an excellent retail offer including the Trinity Shopping Centre and White Rose Shopping Centre, Leeds is seen as a vibrant and happening place to live.

HORSFORTH

Horsforth is a thriving suburb of Leeds in West Yorkshire, located approximately 4 miles (6.4km) to the northwest of Leeds City Centre. The town benefits from a resident population of 21,500 persons (2021 Census), with a significant proportion of the population employed in higher managerial, professional, and technical occupations. Major employers include Leeds Trinity University, Morrisons and Leeds City Council.

Horsforth is strategically positioned with good access to Bradford, 7 miles (11km) to the west, Leeds City Centre, 4 miles (6.5km) to the southeast and Otley, 5 miles (8km) to the north. The picturesque Yorkshire Dales National Park is also within close proximity, offering an attractive rural escape. The suburb is well-served by a number of major road links, including the A65 which connects Horsforth directly to Leeds and Bradford.

Leeds Bradford Airport is located just 3 miles (4.8km) to the north, offering both international and domestic flights to over 80 destinations, with more than 4 million passengers per year.

With its collection of sports clubs, community activities, restaurants, bars and pubs, Horsforth is recognised as an attractive place to live and work.

SITUATION

Techno Centre occupies a prominent position with access off Station Road in the centre of Horsforth close to the Old Ball roundabout linking Station Road with St Margarets Road, Brownberrie Lane, Brownberrie Avenue and Long Row which links with Town Street, the towns primary retail thoroughfare.

The property also benefits from a good range of amenities in close proximity with Tesco Express immediately opposite and other occupiers close by including Haus of Coffee, La Bistro Mediterranean Kitchen, Queens Arms pub, Old Ball pub, W Fitness Gym, Linley & Simpson and a number of other independent cafes, shops and takeaways.

The surrounding area comprises a mix of residential and commercial with a variety of office, retail and industrial occupiers in close proximity. Lister House, No.5 Lister Hill, Helena House, Brookfoot House and Mill House are all established sizeable office buildings situated in the immediate vicinity. Nearby industrial occupiers include Screwfix, Protyre Horsforth, Trials UK and NC Autos.

Notably the property is situated less than 300 yards from Horsforth train station which is on the Leeds to Harrogate line providing direct rail services to Leeds, Harrogate, Knaresborough, York, Wakefield and London Kings Cross.



DESCRIPTION

The property comprises a 2-storey purpose brick built semi-detached office building under a part mono pitched, part flat roof. The right elevation of the building is rendered white connecting the Techno Centre with the adjoining Sanderson House, the left elevation is brick built.

Accessed via a feature two storey glass fronted entrance, internally the property comprises a modern light entrance hall with a self-contained office suite on each floor. The first floor is accessed via a staircase situated directly in front of the entrance.

The offices benefit from the following amenities: -

- Open plan office suites with meeting rooms
- Excellent natural light
- Air conditioning cassette system
- Modern suspended ceilings
- LED lighting
- Cat 6 data cabling
- Spacious staff kitchens with staff room facility
- Gas fired central heating
- Male & female wc's on each floor
- Disabled access toilets

Externally there is a courtyard at ground floor in the middle of the property providing an external breakout space for occupiers of both suites.

Techno Centre benefits from surface parking to the front providing 34 designated parking spaces. Access is shared with the adjoining Sanderson House.

ACCOMMODATION

The property has a total Net Internal Area as follows:-

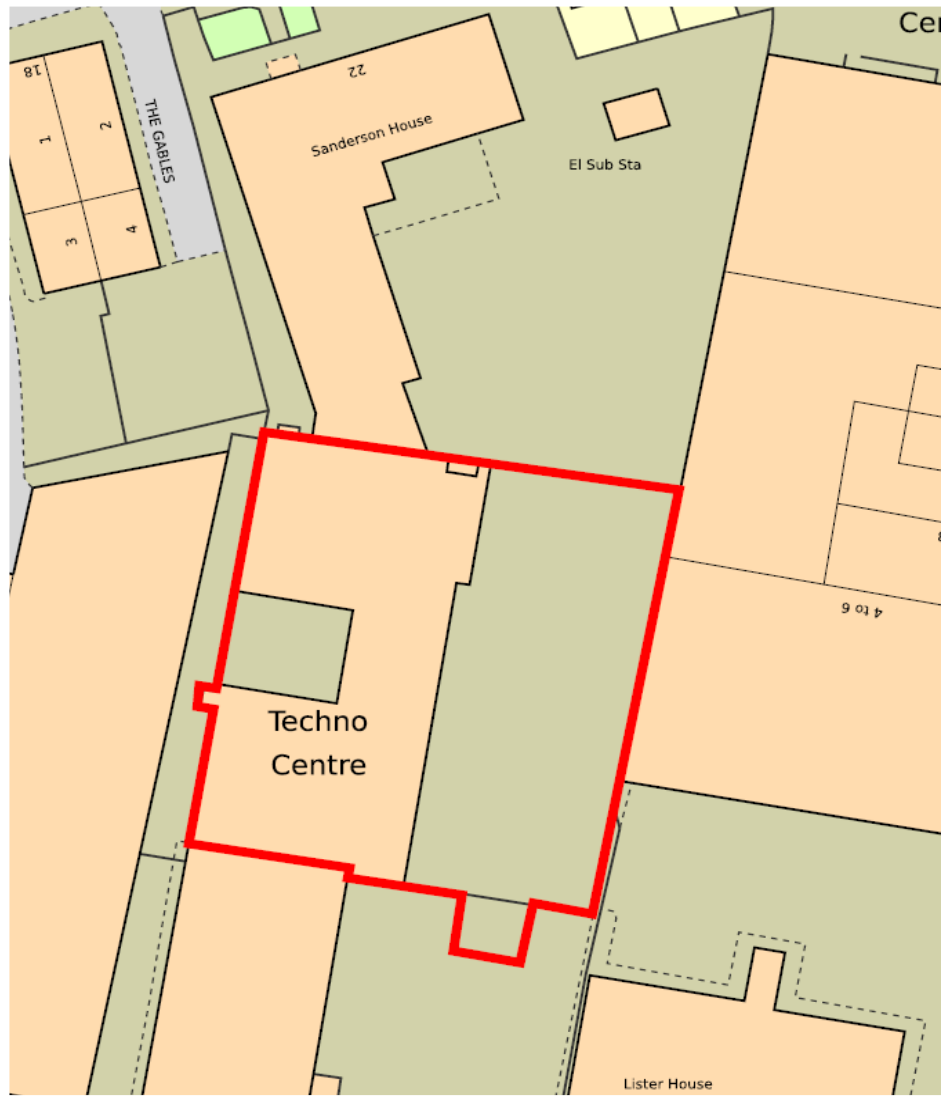
Ground Floor Office	464.2 sq.m.	5,000 sq.ft.
First Floor Office	512.82 sq.m.	5,520 sq.ft.
Total NIA	977.34 sq.m.	10,520 sq.ft.



TENURE

The property is held freehold, Title no. WYK78646.

The site area is approximately **0.32 acres (0.13 hectare)** as outlined on the site plan below. We are of the opinion the site and building offer residential development potential in the medium to long term, subject to the necessary consents.



TENANCY

The ground floor office is let to Buckle Barton Limited (Company number 09870824) on a 10 year lease from 18th February 2019, expiring on 17th February 2029 at a rental of **£55,000 per annum exclusive** equating to **£11 per sq.ft.** The lease was subject to a 5 year tenant break option on 18th February 2024 which was not exercised.

Buckle Barton Ltd are an established firm of Chartered Accountants founded in 1937 and have occupied the adjoining Sanderson House since 1974. In 2011, whilst undergoing a significant expansion, they took additional space in the Techno Centre.

The first floor office is currently vacant and on the market.

When fully let we anticipate an **ERV of £115,720 pax.**

RATEABLE VALUE

We understand the property has the following Rateable Values:-

Floor	Rateable Value
Ground	£40,250
First	£47,250

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as having a rating of D (84), valid until 17th October 2028.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PRICE

We are instructed to seek offers in excess of **£1,100,000 (one million one hundred thousand pounds)** subject to contract and exclusive of VAT which would show a purchaser a net initial yield of **4.72%** and a reversionary yield of **9.94%** allowing for the normal costs of acquisition, and a capital value of **£104.56 per sq.ft.**

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price, although we anticipate the transaction will be treated as a TOGC.

FURTHER INFORMATION



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SANDERSON HOUSE

We are concurrently marketing the adjoining Sanderson House office investment and further details can be provided on request.



Misrepresentation Act

Subject to Contract
May-25

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.