



OFFICE INVESTMENT – FOR SALE

Sanderson House, 22 Station Road, Horsforth, LS18 5NT

INVESTMENT SUMMARY

- Prime office investment in this thriving Leeds suburb.
- Occupies a prominent position fronting Station Road in the centre of Horsforth.
- 300 yards from Horsforth train station.
- Net Internal Area of **13,353 sq.ft (1,240.53 sq.m)**
- **0.44 acre (0.18 hectare)** site.
- Comprises 10 quality office suites of varying sizes over 3 floors from **134 – 2,654 sq.ft.**
- Fully Let
- Occupiers include Buckle Barton Ltd, Peter Brearley Ltd, Travlaw Legal Services Ltd and Matter (B2B) Ltd.
- Long established tenants.
- Excellent letting history.
- **44** car parking spaces
- Current rental income of **£141,475 pax**
- Rentals ranging from **£11.00 - £14.18 psf**
- Price – offers in excess of **£1,335,000**
- Net Initial Yield – **10%**
- Capital Value – only **£99.98 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 (6.5km) 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

Sanderson House occupies a prominent position on 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 occupies a prominent position fronting Station Road and comprises a 3 storey semi-detached brick built office building under a pitched metal clad roof. The front, right and rear elevations are part clad with infill panels incorporating a large number of windows which provide excellent natural light into the suites.

The property is accessed via a feature porch entrance leading to an attractive entrance hall with a staircase and elevator providing access to the upper floors.

Internally the office comprises a number of suites on each floor, of varying configuration and sizes, benefitting from the following amenities: -

- Modern suspended ceilings
- LED lighting
- Spacious staff kitchens with staff facilities
- Gas fired central heating
- Male & female wc's on each floor
- Disabled access toilets
- Mail pigeon holes

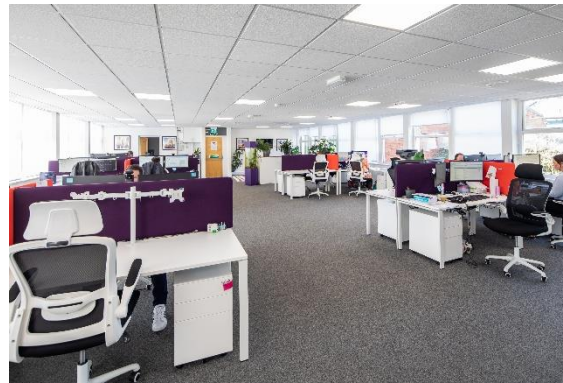
Sanderson House benefits from designated surface parking to the front and rear with a total of 6 parking spaces to the front and 38 to the rear of the property. Access to the rear car park is shared with the adjoining Techno Centre.

ACCOMMODATION

On a floor-by-floor basis the property has a total Net Internal Area of **13,353 sq.ft (1,240.53 sq.m)**.

The property has been sub-divided into individual office suites. The total Net Internal Area of the office suites is **11,603 sq.ft. (1,077.96 sq.m)**.

The areas of each individual suite are detailed on the tenancy schedule overleaf.



TENANCY INFORMATION

The office is let in accordance with the Tenancy Schedule below, and currently produces a total rental income of **£141,475 pax.**

Floor	Tenant	Size sq.ft.	Size sq.m	Term Start	Term Expiry	Rent pax	Rent psf
Ground	Peter Brearley Ltd	1,163	108.05	01/12/2023	30/11/2027	£14,000	£12.04
Ground	Search Park Ltd	400	37.16	01/12/2023	30/11/2027	£5,000	£12.50
Ground	Buckle Barton	2,654	246.56	01/05/2019	30/04/2029	£29,200	£11.00
First	Travlaw Legal Services Ltd	2,300 + 187 store & kitchen	231.05	01/04/2023	31/03/2028	£29,250	£11.76
First	The Website Warehouse Ltd t/a Nerve	1,513	140.56	01/08/2022	31/07/2027	£18,875	£12.48
Second	Matter (B2B) Ltd	1,654	153.66	01/03/2024	01/08/2027	£21,250	£12.92
Second	Baker & Co Ltd	530	49.24	01/02/2025	24/01/2027	£7,350	£13.87
Second	Protectus Healthcare Ltd	353	32.80	25/01/2025	24/01/2028	£4,650	£13.17
Second	Green Box Thinking Ltd	715	66.43	02/01/2024	02/01/2029	£10,000	£13.99
Second	Nasreen Al-Gafoor t/a Horsforth Law Practice	134	12.45	24/03/2023	23/03/2026	£1,900	£14.18
		11,603	1,077.96			£141,475	

TENURE

The property is held freehold, Title no. WYK886229.

The site area is approximately **0.44 acres (0.18 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.



COVENANT INFORMATION

Buckle Barton Ltd (CRN 09870824) are an established firm of Chartered Accountants founded in 1937. They have occupied Sanderson House since 1974 and in 2011, when undergoing a significant expansion, they took additional space in Techno Centre.

Peter Brearley Ltd (CRN 07880940) t/a Brearley Law Solicitors are legal experts in property conveyancing with over 25 years experience.

Travlaw Legal Services Ltd (CRN 12348608) are a full service, travel-niche law firm providing commercially astute advice on regulatory work, litigation, commercial, employment law and intellectual property.

Matter (B2B) Ltd (CRN 13887831) are a B2B sales and marketing business providing marketing services and proprietary technology to enhance businesses performance.

RATEABLE VALUE

We understand the property has the following Rateable Values:-

Floor	Tenant	Rateable Value
Ground	Peter Brearley Ltd	£12,500
Ground	Search Park Ltd	£4,800
Ground	Buckle Barton	£18,750
First	Travlaw Legal Services Ltd	£23,500
First	The Website Warehouse Ltd t/a Nerve	£15,500
Second	Matter (B2B) Ltd	£16,250
Second	Baker & Co Ltd	£6,000
Second	Protectus Healthcare Ltd	£4,600
Second	Green Box Thinking Ltd	£8,900
Second	Nasreen Al-Gafoor t/a Horsforth Law Practice	£1,900

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as having a rating of C (59), valid until 18th October 2028.

PRICE

We are instructed to seek offers in excess of **£1,335,000 (one million three hundred and thirty five thousand pounds)** subject to contract and exclusive of VAT which would show a purchaser a net initial yield of **10%** allowing for the normal costs of acquisition, and a capital value of **£99.98 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.

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.



FURTHER INFORMATION



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TECHNO CENTRE

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



Misrepresentation Act

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.

Subject to Contract
May-25