

wira unit b5

BUSINESS PARK ■ LEEDS ■ LS16 6EB

Canmoor



High Quality Office Suite Fronting
the Leeds Outer Ring Road

2,225 sq ft **To Let**

- High profile location
- On site car parking
- 24 hour access

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Location

WIRA is situated just 6 miles from Leeds City Centre and fronts Leeds Outer Ring road (A6120). Leeds Bradford Airport is less than 4 miles away and Horsforth Railway Station is just a short drive away.

Communications

■ Leeds	6 miles
■ Bradford	8 miles
■ M62	11 miles
■ M1	15 miles

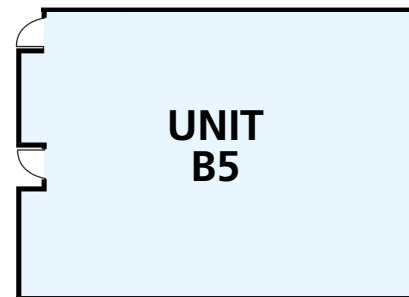
Description

WIRA provides a wide variety of modern refurbished office accommodation all contained within a thriving business community. Nearby, are the superb amenities of Horsforth boasting a wide variety of shops, restaurants and bars.

The suite has a current Rateable Value of £13,750.

The building has an energy performance rating of D (91). Further information available upon request.

Floor Plan



Amenities

- A high profile location
- Flexibility for business growth
- On site building manager
- On site car parking
- On site cafe
- On site gym



Specification

- Conference room facilities
- Raised access floor
- Air conditioning
- Modern lighting
- Male/female/disabled WC's
- Kitchenette



FURTHER INFORMATION

Further information, plans and specifications are available through Hazel Lambert of Canmoor, 0161 848 1005 or our joint sole agents.

TERMS

Units are available to lease on standard institutional terms. Rents on application.



Robin Beagley



Pete Bradbury