



High Quality Office Suites Fronting the Leeds  
Outer Ring Road - A solution for every business  
100 to 10,000 sq ft **TO LET**

- High profile location
- Flexibility for business growth
- On site building manager
- 24 hour access

# LEEDS



# wira business park

LEEDS ■ LS16 6EB



**WIRA** is prominently located fronting Leeds Outer Ring Road in North-West Leeds. The scheme offers over 100,000 sq ft of business space over 4.6 acres so whatever your requirement Wira Business Park provides business accommodation for you.

## FEATURES

- A high profile location
- Fronts the outer ring road
- Flexibility for business growth
- On site car parking
- 24 hour access
- On site cafe
- On site building manager
- Business-grade internet connectivity
- Meeting and conference room facilities

# LEEDS



## 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.



On Site Café





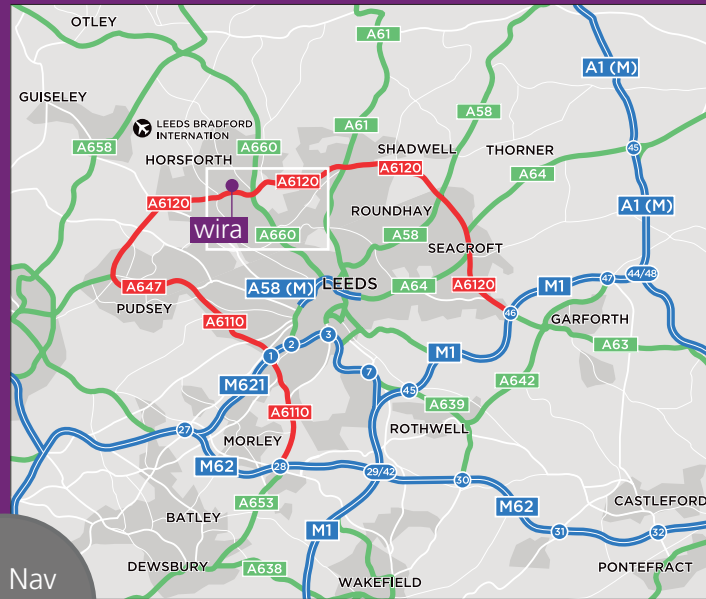
# wira business park

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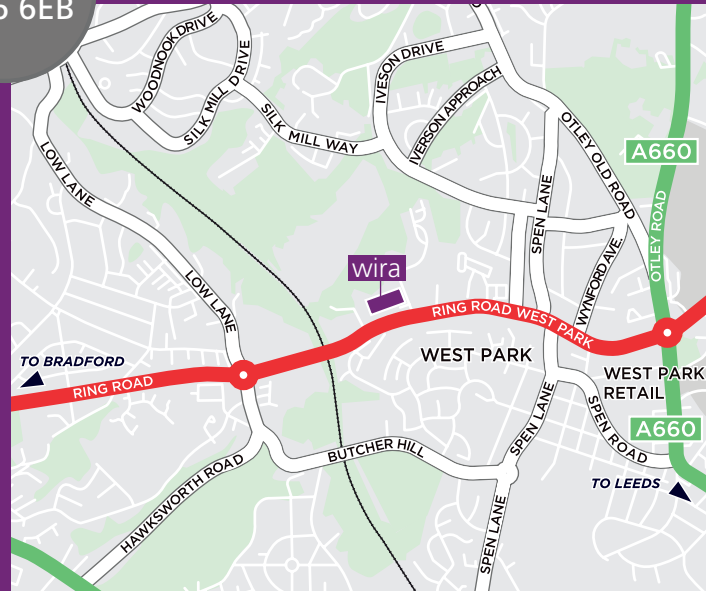
CANMOOR

Located in a high profile location fronting the Leeds Outer Ring Road (A6120)

- Only 5 miles from Leeds City Centre
- Close to the A660 and A65 northern arterial routes
- Well connected to the region's motorway network
- Frequent bus routes between the Park and City Centre
- Close to Horsforth railway station – only 11 minutes journey to Leeds City Centre
- 6 trains per hour on-peak to City Centre
- Leeds Bradford Airport is less than 4 miles away (10 mins)



Sat Nav  
LS16 6EB



## COMMUNICATIONS

■ Leeds	5 miles	■ Wetherby	13 miles
■ Bradford	8 miles	■ Ilkley	13 miles
■ M62	11 miles	■ Harrogate	13 miles
■ A1 (M)	13 miles	■ M1	15 miles

## FURTHER INFORMATION

For further information, plans and specifications or to arrange a viewing please contact the joint sole agents.

## TERMS

The individual office suites are available on competitively priced and flexible lease terms. Further information on the quoting rent and terms is available on application.



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