



Newly Refurbished High Quality Office Suites 2,604 sq ft - 8,604 sq ft **TO LET**

- High profile location
- On site car parking
- 24 hour access
- On site cafe
- Flexibility for business growth
- Dedicated building manager

LEEDS

WIRA Business Park

RING ROAD ■ LEEDS ■ LS16 6EB

CANMOOR

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.

ACCOMMODATION

D1	2,604 sq ft
D2	6,000 sq ft
TOTAL	8,604 sq ft

AMENITIES

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

SPECIFICATION

- Newly refurbished
- Raised access floor
- Air conditioning
- Modern lighting
- Male/female/disabled WC's Kitchenette
- High speed connectivity for broadband

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



FURTHER INFORMATION

Full information packs to include service charges, individual specifications, floor plans and indicative layout plans are available from the joint sole agents.

TERMS

Rental information and terms available on application.



Robin Beagley
rbeagley@wsbproperty.co.uk



Clem McDowell
clemmcdowell@cartertowler.co.uk

James Jackson
jamesjackson@cartertowler.co.uk