### WIRA Business Park

RING ROAD 🔳 LEEDS 🔳 LS16 6EB





# 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

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#### 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

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

#### AMENITIES

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

#### **SPECIFICATION**

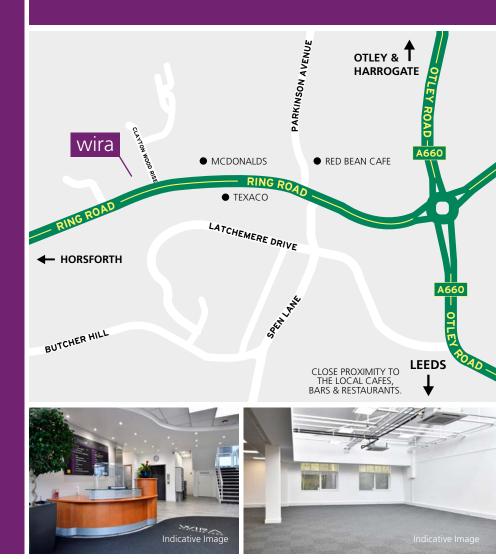
- Newly refurbished
- Raised access floor
- Air conditioning
- Modern lighting
- Male/female/disabled WC's Kitchenette
- High speed connectivity for broadband

#### 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.



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