

wira

BUSINESS PARK ■ LEEDS ■ LS16 6EB

CANMOOR



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 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 gym
- On site building manager
- Business-grade internet connectivity
- Meeting and conference room facilities

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.



Edge Gym

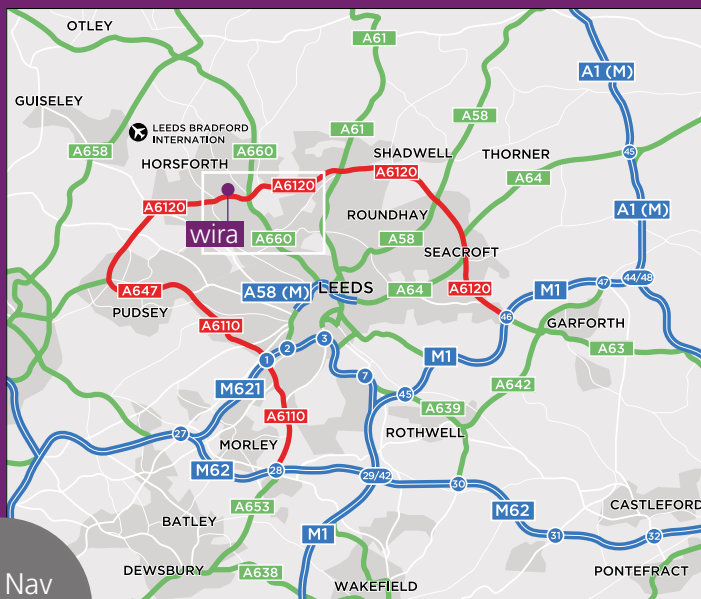


On Site Café

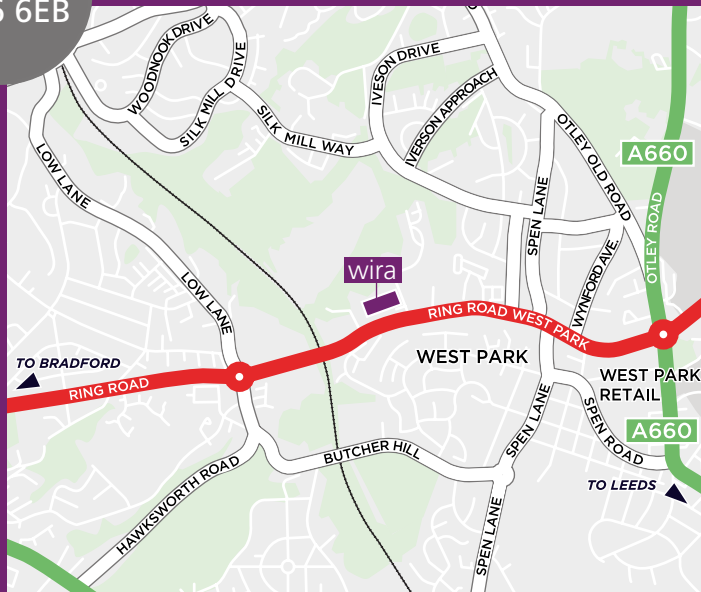


Located in a high profile location fronting the Leeds Outer Ring Road (A6120)

- 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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