

WIRA Business Park

RING ROAD ■ LEEDS ■ LS16 6EB

CANMOOR



Flexible Lease Office Suites 2 Desks + **TO LET**

- Cost effective and high quality
- Inclusive, cost effective rents
- Meeting rooms
- High profile location
- Off street parking
- 24 hour access
- On site cafe
- Flexibility for business growth
- Dedicated building manager

LEEDS

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DESCRIPTION

Discover the perfect workspace at Wira House with newly created ground-floor suites starting from 200 sq ft. Flexible lease options include 1-month rolling contracts or fixed 3- to 5-year agreements, all with inclusive rents and suite amenities.

SPECIFICATION

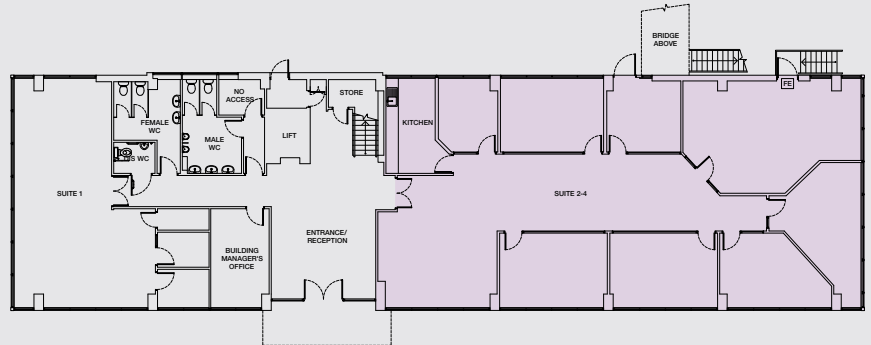
- Fully carpeted and decorated
- Heating, electrics and lighting
- CCTV
- Mail facility
- High spec break out area
- Meeting Rooms
- Reception area
- Kitchen / WC's
- Cleaning (communal areas)
- Grounds maintenance
- Off street parking

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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