



## High Quality Office Suites Fronting the Leeds Outer Ring Road - A Solution For Every Business 100 to 10,000 sq ft **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

# WIRA Business Park

RING ROAD ■ LEEDS ■ LS16 6EB



## WIRA

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.

## SPECIFICATION

- 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

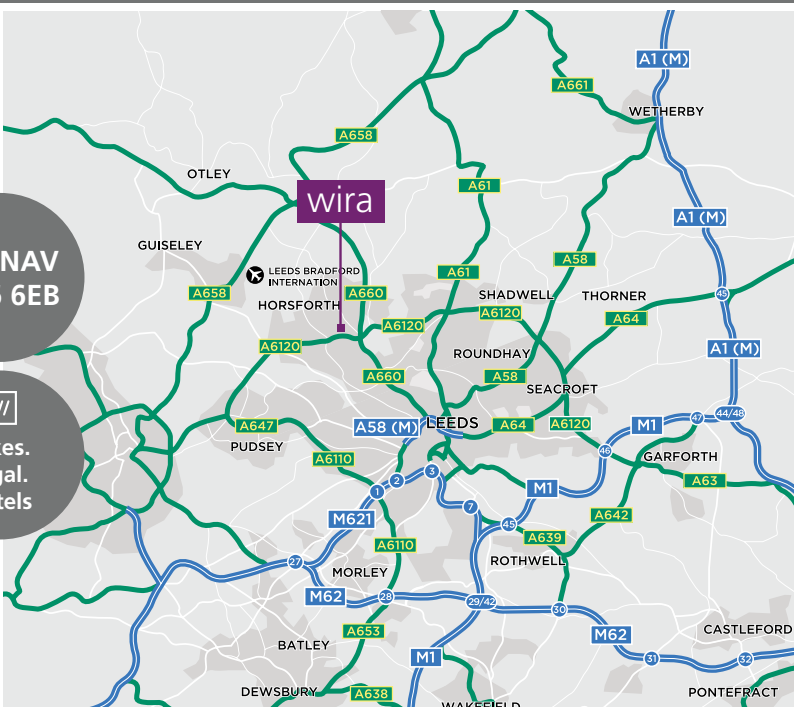
**DESCRIPTION**

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.



# WIRA Business Park

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## LOCATION

Wira Business Park is a modern, well-connected business hub offering a range of flexible office spaces designed to meet the diverse needs of today's businesses. Nestled in a prime location, just minutes from key transport links, Wira Business Park provides easy access to the heart of Leeds, with close proximity to the A6120 and M1 motorways, ensuring swift travel to regional and national destinations.

The park offers a dynamic, professional environment with contemporary amenities and on-site parking, creating an ideal space for businesses to thrive. Whether you're an established firm or a growing start-up, Wira Business Park fosters collaboration and productivity in a vibrant, innovative community.



Leeds	6 miles
Bradford	8 miles
M62	11 miles
A1 (M)	13 miles
M1	15 miles
Manchester	45 miles
London	218 miles



Kirkstall Forge Station	2 miles
Headingley Station	3 mins
Leeds Station	5 miles
Leeds Freightliner Terminal	8 miles



Leeds Bradford Airport	5 miles
Manchester Airport	57 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.



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## TERMS

Rental information and terms available on application.

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