



Wira House, Wira Business Park, Leeds LS16 6EB

**TO LET**

Office Accommodation

13,311 Sq Ft  
(1,237 Sq M)



# Wira House, Wira Business Park, Leeds LS16 6EB

## DESCRIPTION

Wira House is a part two storey, part three storey purpose built office property, situated within Wira Business Park. The building fronts the A6120 and includes a large car park to the front of the building as well as a smaller car park to the rear. Internally the property is divided into varying size, self-contained office suites linked by corridors, lifts and stairwells. The accommodation to be sub-let comprises the following specification:-

- ✓ LED flat panel lighting
- ✓ Perimeter trunking
- ✓ Three staff kitchens
- ✓ Meeting rooms with booking system
- ✓ 45 car parking spaces
- ✓ On-site gym and cafe



## LOCATION

The subject property is located within the Lawnswood area which lies within the City of Leeds metropolitan borough, West Yorkshire. The premises are located approximately 4.4 miles south east of Leeds City Centre. The property is located in a prominent location fronting the Leeds Outer Ring Road (A6120).

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	6,831	635
First	6,480	602
<b>Total</b>	<b>13,311</b>	<b>1,237</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

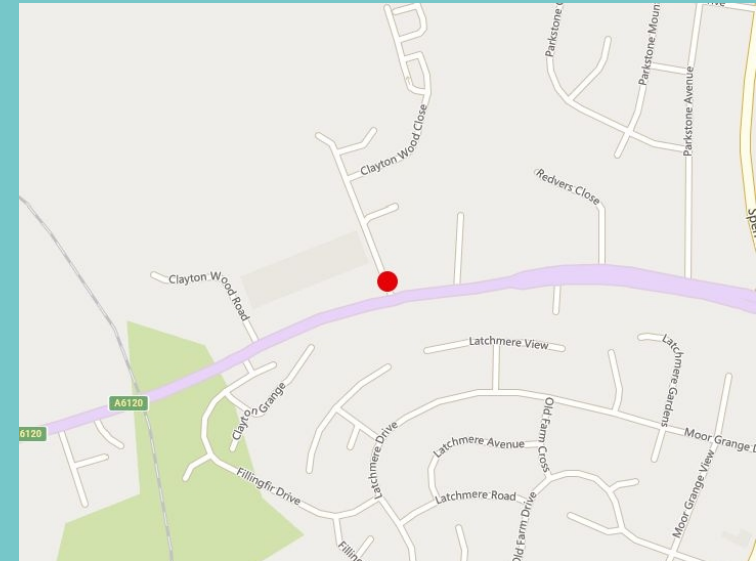
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The property is subject to an existing lease expiring November 2029. The lease is available as a sub-lease. Please enquire for further information.

**EPC** The property has an EPC rating of E (105).



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

Matthew Procter  
07514 311591  
[mprocter@lsh.co.uk](mailto:mprocter@lsh.co.uk)

Sam Pickles  
07711 767571  
[spickles@lsh.co.uk](mailto:spickles@lsh.co.uk)