

FOR SALE/TO LET

North Side Exchange Wyther Lane, Leeds LS5 3BT



- 3 Detached office units extending to 16,250 sq ft
- Well located approximately 0.5 miles from Headingley Railway Station and approximately 3 miles from Leeds City Centre
- Excellent specification including air conditioning and lifts
- Secure sites with 45 car parking spaces and CCTV cameras
- Canal side location

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LOCATION

The property is located on Wyther Lane, which is accessed via Kirkstall Road, one of the main arterial routes into Leeds City Centre, approximately 3 miles away. Leeds benefits from excellent road communications, strategically located at the intersection of the M1, M621 and the A1 (M1) link road. Leeds Bradford airport is located approximately 4 miles north west of the subject property.

The scheme is located in a canal side location in a mixed use area of residential, industrial and retail units with Abbey Retail Park approximately 100m away.

DESCRIPTION

The scheme consists of 3 detached office buildings, one of which is approximately 4 years old, the new units were completed in January 2007. The older unit also has the benefit of planning permission for use as a children's nursery. The new units measure approx 4,400 (527.28 sq m) and the older unit measures approx 3,257 sq ft (302.58 sq m). The units provide a high standard of accommodation benefiting from:

- Air conditioning
- Passengers lifts in the 2 new offices
- Double glazing
- Suspended ceilings
- CCTV
- 45 car parking spaces
- Secure site
- Floor plans - available upon request

TENURE

The 3 units are available on either a Freehold /Leasehold basis. Further information on prices/quoting rents and terms can be obtained through the sole agents.

VAT

The property has been elected for VAT purposes and therefore will be payable on the purchase price.

VIEWING

Viewing is strictly by appointment with the sole agents.



Ryden.co.uk
0113 243 6777

VIEWINGS

Strictly through the sole agent

Dan Hodge: DD: 0113 386 8806 email: dan.hodge@ryden.co.uk

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