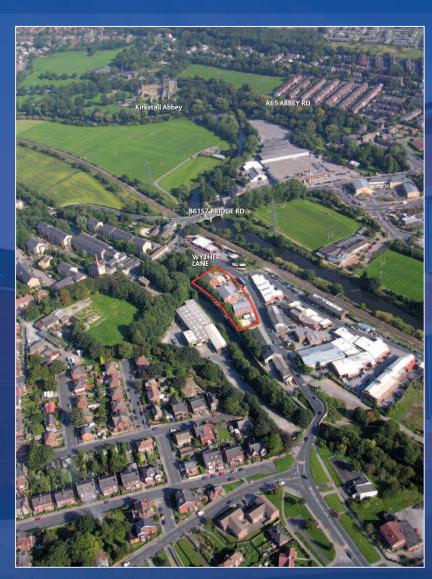
## FOR SALE/TO LET



# North Side Exchange Wyther Lane, Leeds LS5 3BT



#### 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:

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- 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.



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