



Angel's Wing III

Whitehouse Street, Leeds, LS10 1AD

**Unique Period Property
Carefully Restored to
Provide Stunning Open Plan
Office Space**

900 sq ft
(83.61 sq m)

- Final Part 1st Floor Office Suite
- Fully refurbished throughout
- Light & airy office space
- LED Lighting
- Air Conditioning
- New high quality kitchen
- 3 allocated car parking spaces

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Summary

Available Size	900 sq ft
Rent	£16,500.00 per annum
Business Rates	Upon Enquiry
Service Charge	£4 per sq ft
VAT	All prices quoted are exclusive of VAT
Legal Fees	Each party to be responsible for their own legal costs incurred in this transaction
EPC Rating	D (99)

Location

Angel's Wing III is most prominently situated overlooking Hunslet Road (A61) at its intersection with the M1 south Leeds distributor.

In a great city fringe location, alongside the Tesla Leeds showroom, Angel's Wing III is well positioned for easy and immediate access to both the M621 motorway and various retail amenities within a few minutes walk and drive. Crown Point Retail Park (Boots, Marks & Spencer, Costa Coffee, TK Max, Nike and others) is only a 5 minute walk away and the Royal Armouries are within a 5 minute drive/10 minute walk as is Morrisons supermarket and The Penny Hill Shopping Centre (Greggs, Lloyds Pharmacy, Post Office, banks and other shops).

Description

The final available suite comprises part of the first floor of Angel's Wing III, a unique, attractive period property that has been carefully restored and refurbished to provide prestigious office accommodation on ground and two upper floors.

This first floor suite is accessed through the impressive double height fully glazed atrium at the front of the building. Internally the suite provides high quality open-plan office accommodation benefiting from excellent natural light and superb prominence to Hunslet Road.

The suite has been fully refurbished and offers efficient, open plan, air-conditioned office space of the very highest standard and benefits from 3 allocated on-site car parking spaces.

Accommodation

The accommodation comprises the following areas:

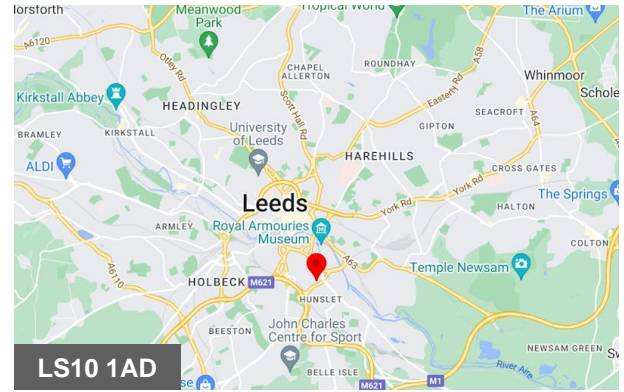
Name	sq ft	sq m
1st - Office	900	83.61
Total	900	83.61

Terms

The suite is available by way of a new full repairing and insuring lease for a term to be agreed at a quoting rent of £16,500 per annum exclusive.

Viewings

For further information or to arrange a viewing please contact the joint agents Carter Towler or WSB.



Viewing & Further Information



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