



**Remarkable  
air-conditioned  
offices**

from 1,240 to 3,790 sq ft  
(115 to 352 sq m)

in **landmark building**  
with **on-site parking**

**Angel's Wing III, Whitehouse Street, Leeds LS10 1AD**



The available accommodation comprises the ground and first floors of Angel's Wing III, a unique, attractive converted former chapel which has been carefully restored and refurbished to provide prestigious office accommodation on ground, first and second floors.

The ground and first floors are available and both are accessed through the fantastic double height fully glazed atrium at the front of the building.

Internally each floor provides high quality open-plan office accommodation benefitting from excellent natural light and superb prominence to high levels of passing traffic.

## Accommodation

The available suites provide the following net internal floor areas:-

<b>Ground floor</b>	<b>1,240 sq ft</b>
<b>First floor</b>	<b>2,550 sq ft</b>
<b>Total</b>	<b>3,790 sq ft</b>

## Specification

Each suite benefits from the following specification features:-

- Air conditioning
- Excellent natural light
- Modern suspended ceilings
- Flat panel LED lighting
- High quality kitchen
- Front door security intercom
- Security alarm
- High quality new carpeting throughout
- Private male and female WC facilities
- Raised Floor (ground floor only)



## Rates

The business rates will be re-assessed on occupation by the new tenants. Guidance on the likely rateable values is available from the sole letting agents.

## Terms

Each suite is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. Details of the quoting rent are available on request.

## EPC

The property has been assessed as having an energy rating of 99 (Band D). A full copy of the EPC is available on request.





## 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 5minute 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).

## Parking

There are 5 car spaces specifically allocated for the occupier of the ground floor suite and 8 for the first floor occupier. There is also additional on-street parking very nearby.



## Viewing

Strictly by prior appointment with the sole letting agents:-

**CARTER  
TOWLER**

0113 245 1447  
www.cartertowler.co.uk

RichardFraser@cartertowler.co.uk  
PhilipsReed@cartertowler.co.uk  
HarrietLawson@cartertowler.co.uk