



## Angels Wing III

Whitehouse Street, Leeds, LS10 1AD

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

**900 to 1,240 sq ft**  
(83.61 to 115.20 sq m)

- Final 2 Suites
- Fully refurbished throughout
- Light & airy office space
- LED Lighting
- Air Conditioning
- New high quality kitchen
- 3 allocated car parking spaces

# Angels Wing III, Whitehouse Street, Leeds, LS10 1AD

## Summary

<b>Available Size</b>	900 to 1,240 sq ft
<b>Rent</b>	£16,500 - £23,000 per annum
<b>Business Rates</b>	N/A
<b>VAT</b>	All prices quoted are exclusive of VAT
<b>EPC Rating</b>	D (99)

## Location

Angels 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 suites comprise the whole of the ground floor or 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 suites are accessed through the impressive double height fully glazed atrium at the front of the building. Internally the suites provide high quality open-plan office accommodation benefiting from excellent natural light and superb prominence to Hunslet Road.

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

## Accommodation

The accommodation comprises the following areas:

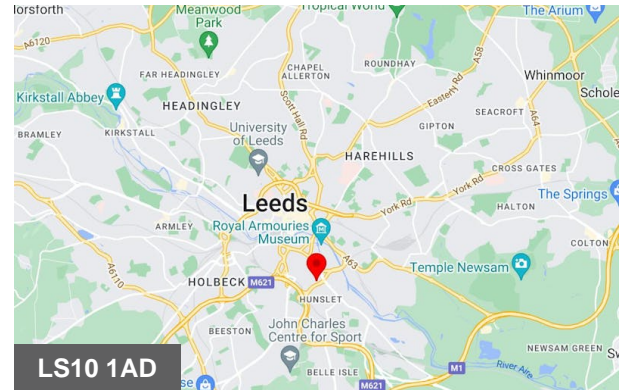
Name	sq ft	sq m
1st - Office	900	83.61
Ground - Office	1,240	115.20
<b>Total</b>	<b>2,140</b>	<b>198.81</b>

## Terms

The suites are available by way of new full repairing and insuring leases for a term to be negotiated and agreed.

## 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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