



THE MAGNIFICENT



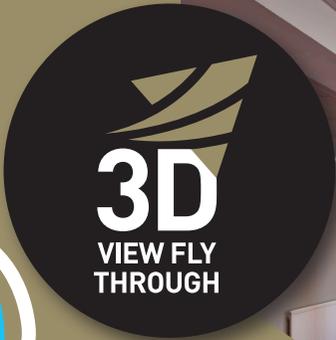
ANGEL'S WING I BUILDING

GLASSHOUSE STREET
LEEDS LS10 1AD

TO LET

2,125 sq ft
(197 sq m)

HIGH QUALITY OFFICE SUITE
in LANDMARK BUILDING
with ON-SITE PARKING



LOCATION

Angel's Wing is prominently situated fronting onto Glasshouse Street adjacent to its intersection with the A61 Hunslet Road and the M1 South Leeds Distributor.

In a great city fringe location and immediately opposite the Tesla Leeds showroom, Angel's Wing is well positioned for easy and immediate access to both the M621 motorway and various retail amenities which are within a few minutes walk and drive.

Morrisons Supermarket and The Penny Hill Shopping Centre (Greggs, Lloyds Pharmacy, Post Office, banks and other shops) are within a 10 minute walk with both the Crown Point Retail Park (Boots, Marks and Spencer, Costa Coffee, Nike and others) and the Royal Armouries within a 5 minute drive / 15 minute walk.

PARKING

There are 8 car parking spaces specifically allocated for the occupier of the available suite. There is additional on-street parking nearby.

DESCRIPTION

The available accommodation comprises the first floor of Angel's Wing I which is a unique, attractive converted mill building. The suite is accessed via a modern, fully-glazed atrium which provides an attractive entrance to the building.

ACCOMMODATION

The suite provides a total net internal floor area of approximately 2,125 sq ft.



The office itself benefits from the following specification features;

- New carpeting throughout
- Modern suspended ceiling
- Flat panel LED lighting
- Gas-fired central heating
- Vertical window blinds
- Security shutter over front door
- Private male & female toilets
- Kitchen
- Air-conditioned comms room
- Cat 5 cabling throughout
- Security controlled entrance intercom system
- Telephone lines already installed
- Security Alarm
- Good natural light
- 3 private offices/meeting rooms
- Air conditioning to 2 of private offices
- Large open plan area + small storeroom

RATES

The business rates will be reassessed on occupation by the new tenant. Guidance on the likely rateable value is available from the sole letting agents.

TERMS

The 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 57 (Band C). A full copy of the EPC is available on request.

VIEWING

For further information or to arrange a viewing please contact the sole agent:



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