



TO LET

31 THE CALLS

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LEEDS LS2 7EY

1,635 SQ FT

LOCATION

31 The Calls is on the corner of High Court Lane and The Calls, right in the heart of the popular Calls area of Leeds.

The Calls area is a successfully regenerated city location with an attractive mix of buildings for work, living and leisure. A variety of independent bars, restaurants and cafes give life to the streets and help create a genuinely friendly and interesting neighbourhood.

Whilst only a few minutes' walk from the main retail and office core of the city centre, the waterfront location of the Calls sets it apart from other areas of the city, appealing to professionals who value a vibrant and attractive working environment.

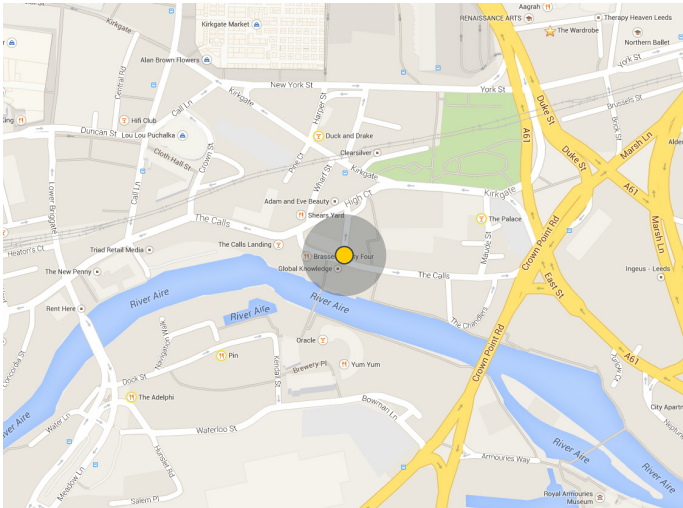
Access by car from the motorways is straightforward via Crown Point bridge and the city centre loop road, and Leeds City train station is a 5 minute walk.

DESCRIPTION

This converted period warehouse has been refurbished to provide high quality studio office accommodation over 3 floors. The available office occupies the entire ground floor and provides interesting open plan space.

The office benefits from the following:

- Prominent position close to all the city's amenities
- Perimeter trunking with 100mb broadband (charged separately) into the building
- Gas central heating
- Dedicated kitchen facilities
- W/C facilities
- Door entry system



ACCOMMODATION

The available office suite within 31 The Calls is on the ground floor and provides an approximate net internal floor area of 1,635 sq ft of mainly open plan accommodation

PARKING

On-site car parking is available by way of a separate licence arrangement

RATES

The office is assessed as “Offices and Premises” and has a current rateable value of £29,000

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an energy performance rating of band D. Further information is available on request.

TERMS

The vacant ground floor office within 31 The Calls is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. The rental is to be based on £14.00 per sq ft per annum exclusive

VIEWING AND FURTHER INFORMATION

To arrange a viewing of for more information please contact our Property Manager, Amy.

Amy Mapp
0113 2458182
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