



46 THE CALLS

PROPERTY DETAILS

46 THE CALLS
LEEDS LS2 7EY

LOCATION

46 The Calls sits next to Centenary Bridge and the boutique hotel 42 The Calls, right in the heart of the popular Calls area of Leeds.

The Calls is a superb location in the city for offices and accommodation, with a regenerated waterfront and an attractive mix of old and new 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 an attractive working environment away from the more corporate locations.

Over 20 businesses reside in 46 The Calls, and the building is popular with professionals in design, creative and digital industry, alongside those in other disciplines who like the independent and friendly feel of our offices.

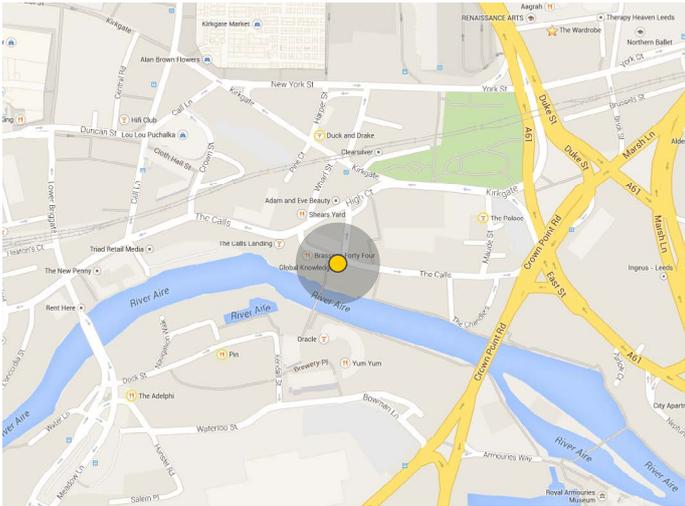
Access by car from the motorways is straightforward via Crown Point bridge and the city centre loop road, and Leeds City train station is a 5 minute walk.

DESCRIPTION

46 The Calls was originally a grain warehouse serviced by barges on the river. The building has been creatively converted to provide high quality design studios and office accommodation over 4 floors with exposed brickwork, hardwood flooring and original steel structural elements.

Many offices benefit from:

- Riverside location overlooking Brewery Wharf
- Waterfront balconies and pod-style meeting/breakout spaces
- Staffed reception and exhibition space
- Prominent position close to all the city's amenities
- Door entry system providing secure 24hr access
- Perimeter trunking with 1GB/s broadband (charged separately) into the building
- Electric heating
- Kitchen facilities
- W/C facilities
- Shower rooms
- Passenger lift serving all floors



ACCOMMODATION

46 The Calls offers individual offices for up to 26 businesses in a variety of units, ranging from 600 to 4500 sq ft.

PARKING

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

TERMS

Please contact for availability and terms.

VIEWING AND FURTHER INFORMATION

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

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0113 2458182
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