



31 THE CALLS

LEEDS
LS2 7EY

TOP FLOOR
1,631 SQ FT OFFICE SPACE

31 The Calls is an award-winning conversion of industrial warehousing to create open plan offices on three floors. It is owned and managed by a professional and friendly team, based over the road at 46 The Calls.



OFFICE WITH
UNRIVALLED VIEWS
AVAILABLE NOW

YORKSHIRE
DESIGN
GROUP

The Calls is an exceptional urban destination that has undergone a successful regeneration, offering a fusion of work, living and leisure facilities. With a thriving community of digital, media, tech, design, and construction experts already established, this area is at the forefront of innovation and creativity in Leeds.

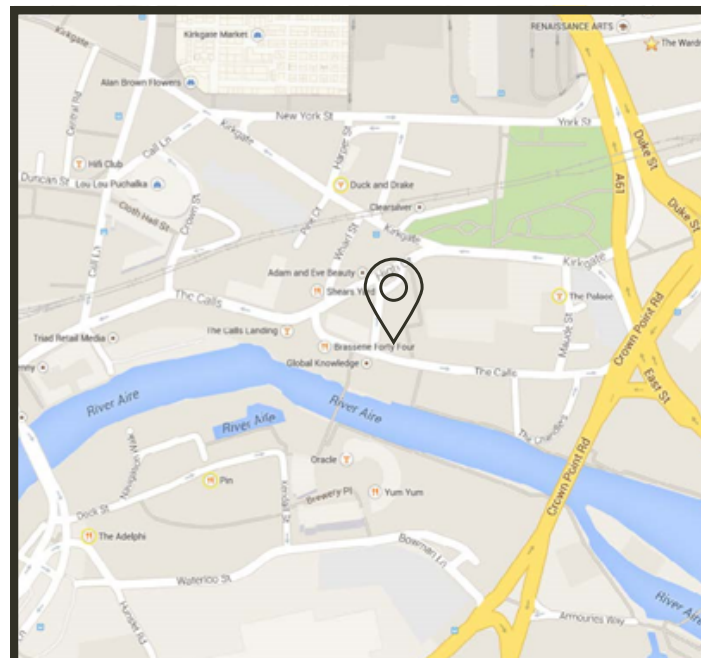
A bustling assortment of independent bars, restaurants and cafes brings life to the streets, creating a friendly business neighbourhood with a residential mix.

The calm and idyllic environment of Leeds waterfront is on the doorstep, and the city centre's retail and leisure offers are just a few minutes walk away.



BUILDING FEATURES

- Top floor open plan office with unrivalled views
- 2 internal meeting rooms
- Kitchen point
- 24 hour access - fob system
- Lift access to all floors
- Air conditioning
- Quality coffee shop adjacent
- Rich building history
- Prominent position close to all the city's amenities
- Attentive building management (located in 46 The Calls)





TERMS

Lease:

Three-five year lease with a break possible by negotiation.

Rent:

Terms are available on application.

Business rates:

The rateable value (RV) is £31,750.

Note: this is not what you pay. Please confirm actual payable with LCC.

Transitional relief may also apply.

Service Charge:

Building service charge applies. Details available upon request.



Viewing and Further Information

To arrange a viewing or for more information please contact our Property Manager, Amy Mapp: 0113 245 8182 / amy@ydg.co.uk



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