



# 46 THE CALLS

LEEDS  
LS2 7EY

STUDIO 7  
973 SQ FT OFFICE SPACE

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 four floors with exposed brickwork, hardwood flooring and original steel structural elements.



PHOTOS TO BE  
RELEASED SOON



CHARACTERFUL  
STUDIO/OFFICE SUITE  
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.

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.

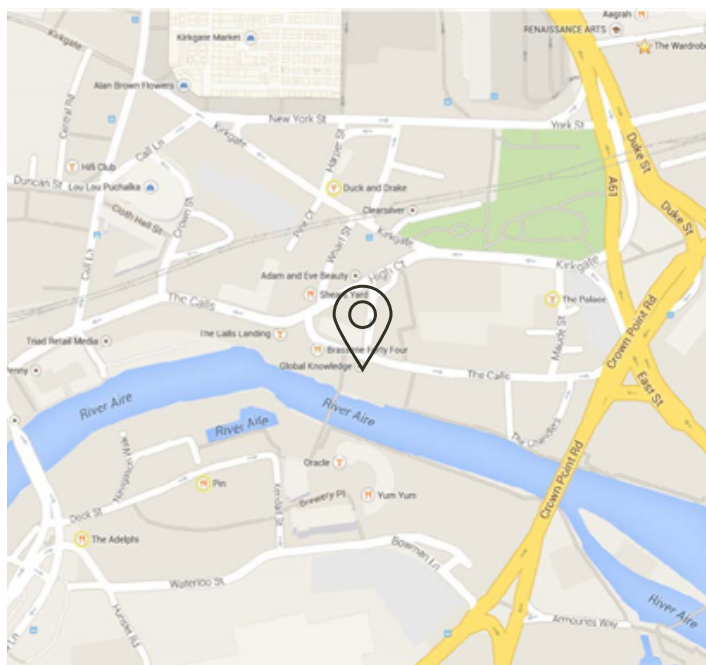


PHOTOS TO BE  
RELEASED SOON

PHOTOS TO BE  
RELEASED SOON

## BUILDING FEATURES

- Office with internal meeting room and kitchen
- Friendly front of house team
- Bookable meeting room included
- Quality independent coffee shop on-site
- Rich building history
- Vibrant tenant community
- 24 hour access via secure fob system
- Secure cycle storage
- On-site building management
- Lift access





## 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 £15,250.

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



Yorkshire Design Group



@ydgleads

YORKSHIRE  
DESIGN  
GROUP®