



# THE OLD BREWERY

STUDIO 5  
THE OLD BREWERY  
THE CALLS  
LS2 7ES

Originally a brewing and bottling warehouse, built in 1868, this attractive building has been redeveloped to retain character features and structural elements; providing high quality studio office accommodation over 3 floors.



CHARACTERFUL  
STUDIO/OFFICE SUITE  
AVAILABLE FEBRUARY '26  
1,300 SQ FT

**CARTER  
TOWLER**  
0113 245 1447  
[www.cartertowler.co.uk](http://www.cartertowler.co.uk)

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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.

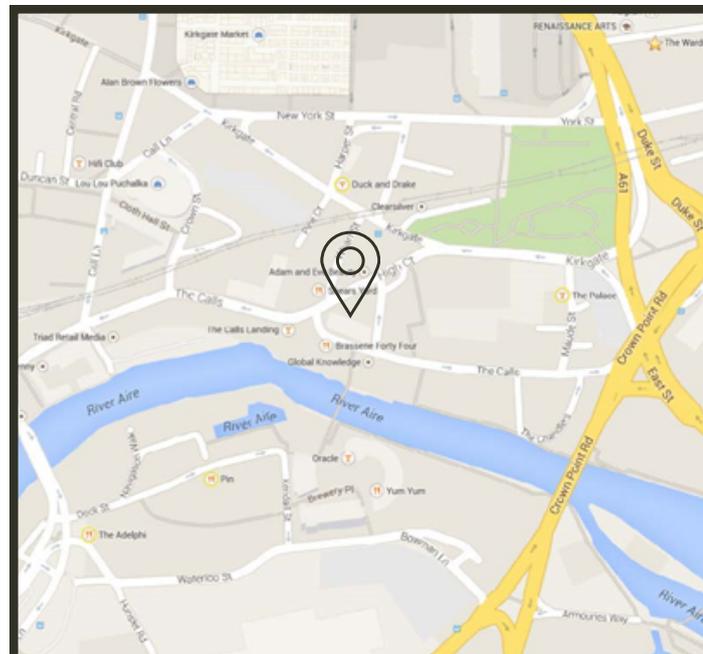
A bustling assortment of independent bars, restaurants and cafes brings life to the streets, creating a friendly business neighbourhood with a residential mix.

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.



## BUILDING FEATURES

- Rich building history with character features
- Comfort cooling
- Kitchen point (*to be updated*)
- LED lights (*current fittings to be replaced*)
- Secure parking available
- Excellent natural lighting
- On-site building management
- Secure cycle storage
- Secure fob system (24 hour 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 £15,000.

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.

## TENANT PERKS

- 20% off the menu on Thursday evenings in Latitude Wine Bar
- 10% off retail products in the shop any time

*The shop and wine bar are located on the ground floor of 46 The Calls.*

## Viewing and Further Information

Please contact our Agents, Clem & James at Carter Towler:

ClemMcDowell@CarterTowler.co.uk / 07432 013 246

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Or our Property Manager, Amy Mapp:

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