

TO LET

CHARACTERFUL CITY CENTRE STUDIO/OFFICE SUITE

LAST SUITE REMAINING!

980 sq ft



46 THE CALLS / 31 THE CALLS
The Waterfront Quarter
Leeds City Centre

The Calls
Leeds LS2 7EY

Yorkshire Design Group are experts in urban regeneration and the redevelopment of industrial built heritage. They also own and manage a portfolio of high quality commercial office and studio spaces in and around The Calls Waterfront Quarter in Leeds City Centre.

LOCATION

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.

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

DESCRIPTION

46 The Calls and 31 The Calls are characterful office buildings overlooking The Calls in a convenient waterfront location. The buildings are popular with professionals in design, creative and digital industries alongside those in other disciplines who like the independent and friendly feel of the studio-style space.

Each building provides a variety of studio/office suites which are owned and managed by a professional and friendly on-site team.

Yorkshire Design Group provides a simple combination of services and facilities including: -

- An open and airy street level reception with a coffee shop at 46 The Calls
- On-site building receptionist (46 The Calls)
- Parking spaces may be available
- High speed broadband with very quick set-up time
- Showers and bike storage
- 24-hour access for staff and visitors
- Flexible events space for socials/presentations



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ACCOMMODATION

We currently just have one suite remaining, located in 46 The Calls:

Studio 18 - 980 sq ft (NIA)

EPC

The available suite has an Energy Performance Certificate (EPC) rating of **D (90)**.

RATES

The available suite has a current rateable value of **£14,500**.

TERMS

The suite is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed. Short-term and/or flexible leases may be available.

For details of the quoting rent for the available suite please contact the sole letting agents.

Car parking spaces may be available at an additional cost. Please contact the sole letting agents for further information.

VIEWING/FURTHER INFORMATION

To arrange a viewing or to obtain any further information please contact the sole letting agents: -

CARTER TOWLER
0113 245 1447

James Jackson
jamesjackson@cartertowler.co.uk

Tom Newstead
tomnewstead@cartertowler.co.uk



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