

THE ELBOW ROOMS

64 CALL LANE
LEEDS LS1 6DT

AVAILABLE FROM
SEPTEMBER 2026



LAST SUITE REMAINING FLEXIBLE & FULLY FITTED TO LET 2,105 SQ FT



DESCRIPTION

Suite 3 is a modern, fully fitted office suite of 2,105 sq ft to include furniture, meeting room space and a fully fitted kitchen facility within a spacious breakout area. An occupier will also benefit from access to a shared kitchen/breakout suite and an additional Zoom/Meeting Room. The suite is ready for immediate occupation from September 2026.



SPECIFICATION

The Elbow Rooms has been transformed internally and now combines many original features with new high quality finishes. Soffits and beams have been exposed to create offices which mix corporate with industrial. There is nothing else like it around.



Exposed Features



LED Lighting



Shower Facilities



Male & Female WCs



Kitchen Facilities



Exposed VRF Cooling



Bike Storage



Plug and Play Ready



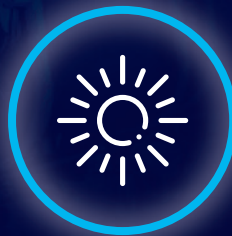
New Lift

ACCOMMODATION

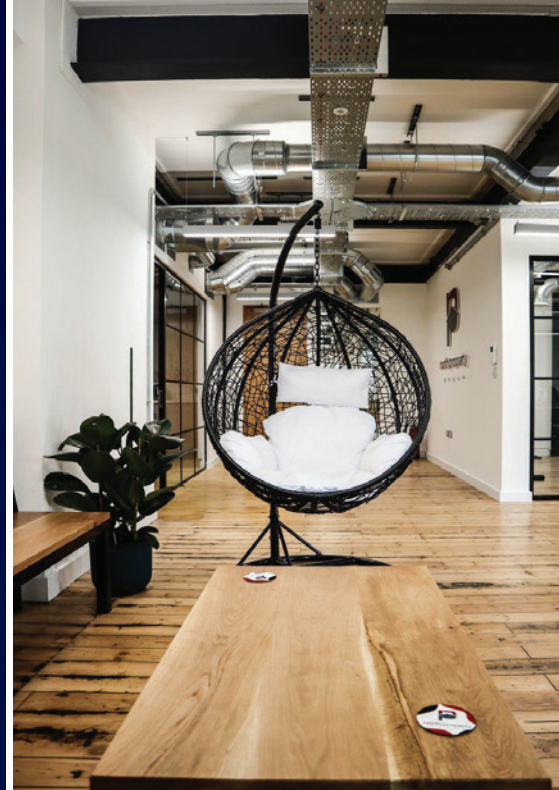
The accommodation is arranged on the 2nd floor as shown in the table below:-

SECOND FLOOR ROOM PLAN

Floor	sq ft	sq m	
Suite 1	545	51	LET
Suite 2	1,150	107	LET
Suite 3	2,105	196	AVAILABLE



Great Natural Light





LOCATION

The Elbow Rooms is located within the vibrant Calls area of Leeds City Centre, which is home to a host of restaurants, bars, hotels and apartments, and just a 5 minute walk from Leeds Railway Station, as well as Leeds' Business & Retail Cores.

TERMS

The suite is available fully furnished and fitted, allowing for immediate occupation from September 2026. Flexible terms may be available and for further information please contact the sole letting agent.

INTERNET

The suite benefits from internet connectivity already being installed with estimated download speeds of 60-73mbps with a minimum guarantee of 53mbps, fixed IP address and a 4G back up (*Other fibre options are available should an occupier require*).

EPC

The property has been assessed to have an EPC rating of B48.

VIEWING

Strictly by appointment with the sole letting agent.

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