



Elbow Rooms

Call Lane, Leeds, LS1 6DT

**TO LET - VERY WELL
LOCATED CHARACTER
WORKSPACE**

2,105 sq ft
(195.56 sq m)

- Exposed services
- LED lighting
- Character space
- Cycle storage
- VRF Cooling
- Shower facilities

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Summary

Available Size	2,105 sq ft
Rent	£25 per sq ft
Business Rates	Upon Enquiry
Service Charge	For information on the service charge, please contact the sole letting agent.
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (48)

Location

Situated on the highly sought-after waterfront of The Calls, this distinctive office building occupies one of the most characterful and prestigious commercial addresses in Leeds. The Calls is renowned for its blend of historic architecture, riverside setting and vibrant professional community, creating a working environment that is both inspiring and practical.

The property benefits from immediate access to the city's retail, leisure and financial core, all within comfortable walking distance. Leeds Railway Station is easily accessible, providing regular direct services to London and other major UK cities, while the city's inner ring road ensures convenient regional and national connectivity.

Description

Arranged over multiple floors, the accommodation offers a versatile configuration suitable for a variety of occupiers. The space provides a combination of open-plan working areas and private offices or meeting rooms, with excellent natural light and attractive outlooks. Character features include exposed brickwork, generous ceiling heights and large feature windows, complemented by contemporary finishes and services appropriate for modern business requirements.

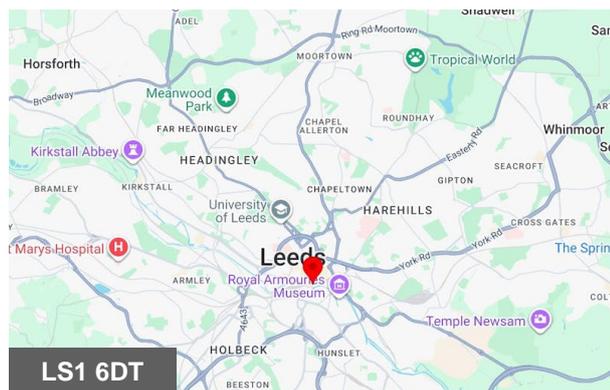
Key attributes include:

- Prominent riverside position
- Exposed features
- Flexible floorplates
- LED lighting
- Kitchen and staff facilities
- WC accommodation
- VRF Cooling

Accommodation

The available accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
2nd - Suite 3	2,105	195.56	Available
Total	2,105	195.56	



Viewing & Further Information



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