TO LET

46 THE CALLS

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LEEDS LS2 7EY

FIRST FLOOR 1036 SQ FT

LOCATION

46 The Calls sits next to Centenary Bridge and the boutique hotel 42 The Calls, right in the heart of the popular Calls area of Leeds.

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.

Over 20 businesses reside in 46 The Calls, and the building is popular with professionals in design, creative and digital industry, alongside those in other disciplines who like the independent and friendly feel of our offices.

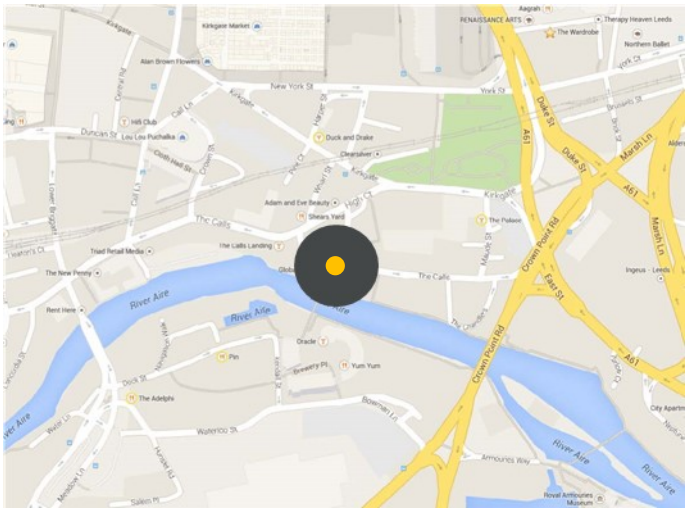
Access by car from the motorways is straightforward via Crown Point bridge and the city centre loop road, and Leeds City train station is a 5 minute walk.

DESCRIPTION

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

The available office benefits from:

- Waterfront office with balcony and fantastic river views
- Open plan space
- Up to 1GB/s broadband (separate contract/fee)
- Staffed building reception
- Opening windows for good fresh air flow
- Thriving on-site coffee shop
- Shared casual meeting space in building
- 24/7 secure access
- Cycle storage and showers on site
- Passenger lift
- On-site parking by separate arrangement
- Prominent position close to all the city's amenities



ACCOMMODATION

The available office is on the first floor riverside and has a net internal area of 1036 sq ft

PARKING

Limited secure on-site parking is available by way of a separate licence arrangement. Secure off-site parking is also available on a pay & display basis.

TERMS

Lease:	Three year lease with break possible by negotiation
Rent:	Terms available on application.
Business Rates:	RV of property is approx £13750, pending confirmation from BO please confirm actual payable with LCC, as transitional relief may apply
Service Charge:	Building service charge applies, details on

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