TO LET

31 THE CALLS

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LEEDS LS2 7EY

TOP FLOOR 1,631 SQ FT

LOCATION

31 The Calls is on the corner of High Court Lane and The Calls, right in the heart of the popular Calls area of Leeds.

The Calls area is a successfully regenerated city location with an attractive mix of 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 a vibrant and attractive working environment.

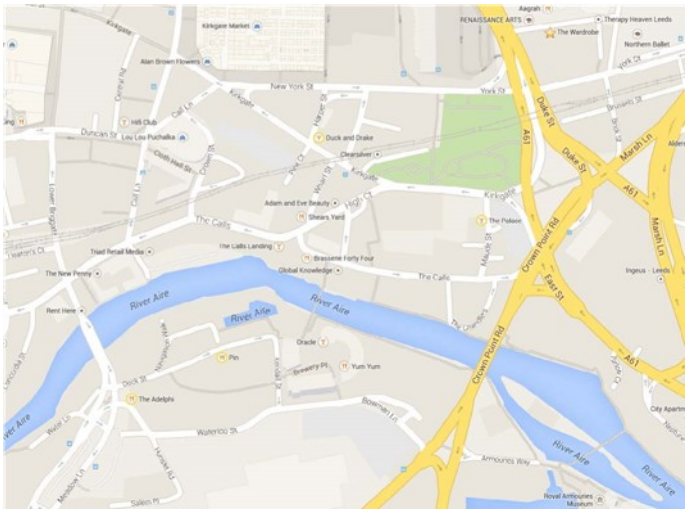
Access by car from the motorways is straightforward via Crown Point bridge and the city centre loop road, and Leeds City train station is a 5 minute walk.

DESCRIPTION

31 The Calls is an award-winning conversion of industrial warehousing to create open plan offices on three floors.
It is owned and managed by a professional and friendly team, based over the road at 46 The Calls.

The available office benefits from:

- Top floor office with ample glazing and external walkway
- Air conditioning
- Prominent position close to all the city's amenities
- 100MB/s broadband (separate fee/quick set up)
- Dedicated kitchen area within the office
- Integral meeting rooms with great views of the city and parish church
- Opening windows for fresh air ventilation
- Lift access
- Front door entry intercom system



ACCOMMODATION

The available office is on the top floor and has a net internal area of 1631 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 £19250, please confirm actual payable with LCC, as transitional relief may apply
Service Charge:	Building service charge applies, details on application

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