

TO LET

CALLS LANDING

550 sq ft of vibrant
office space available

📍 36-38 THE CALLS, LEEDS, LS2 7EW



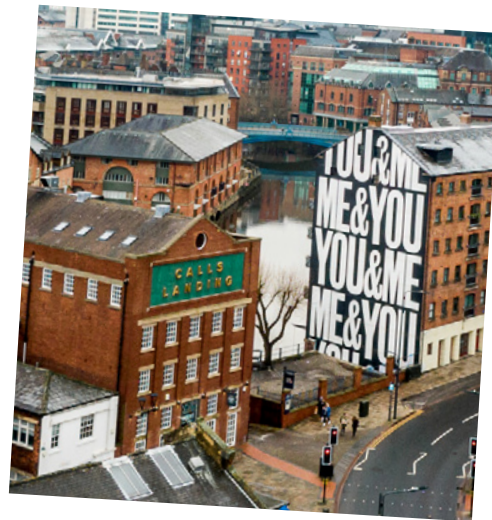
Creative workspace with original features and modern design in The Calls district





550 sq ft available
(51 sq m)

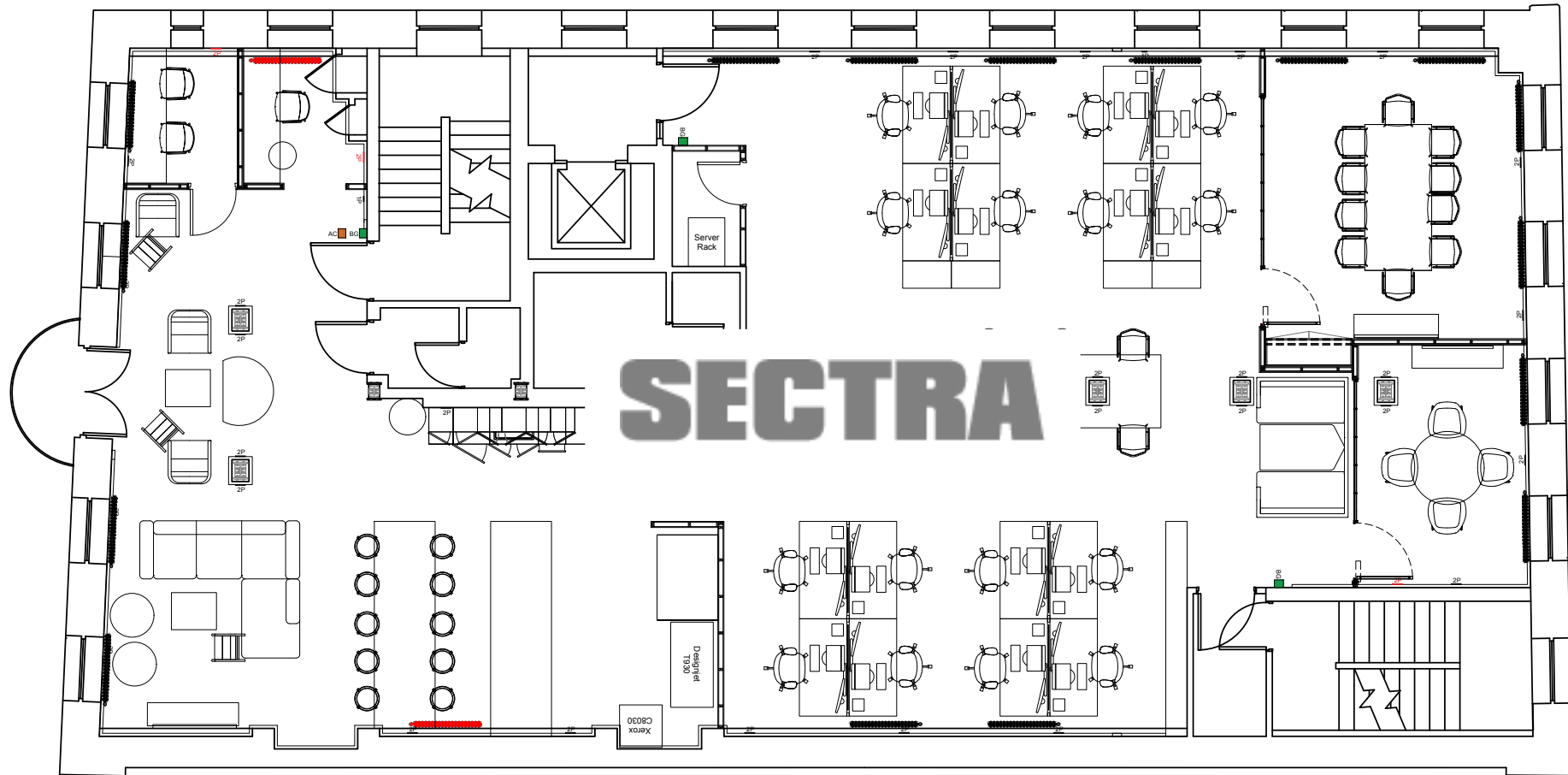
Calls Landing is an attractive and prominent period building which fronts the River Aire and sits within the vibrant Calls area of Leeds. The building provides high quality, distinctive office space. The available office accommodation is situated on the second, third and fourth floors and benefits from a unique blend of character with modern specification features.



SPECIFICATION:

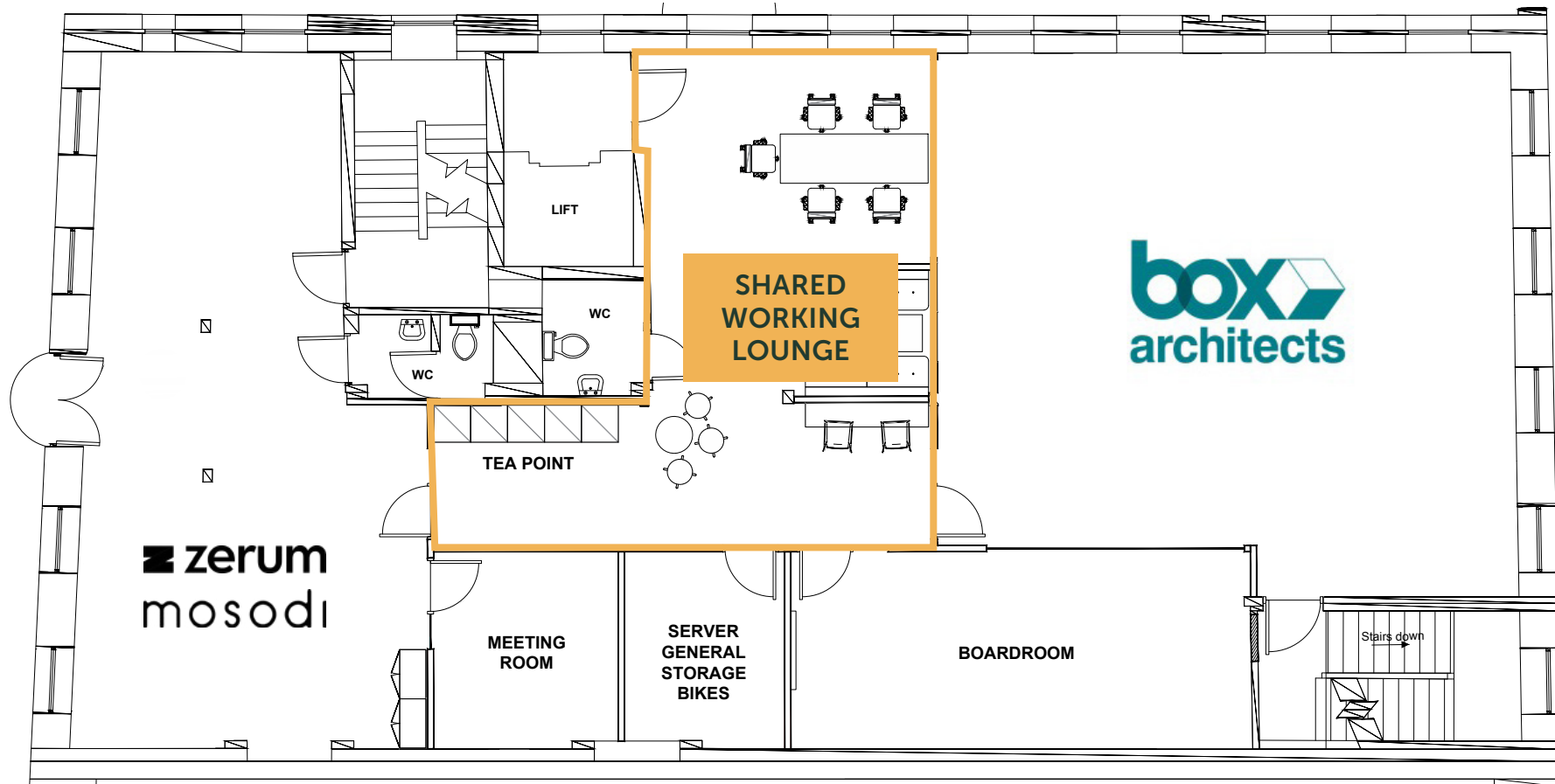
- LED strip lighting
- Original timber floors
- Feature steel trunking
- Exposed brickwork, beams & girders
- High quality fitted kitchen facilities
- High quality fitted meeting rooms
- Demised balconies (2nd & 4th floors)

Floor 2

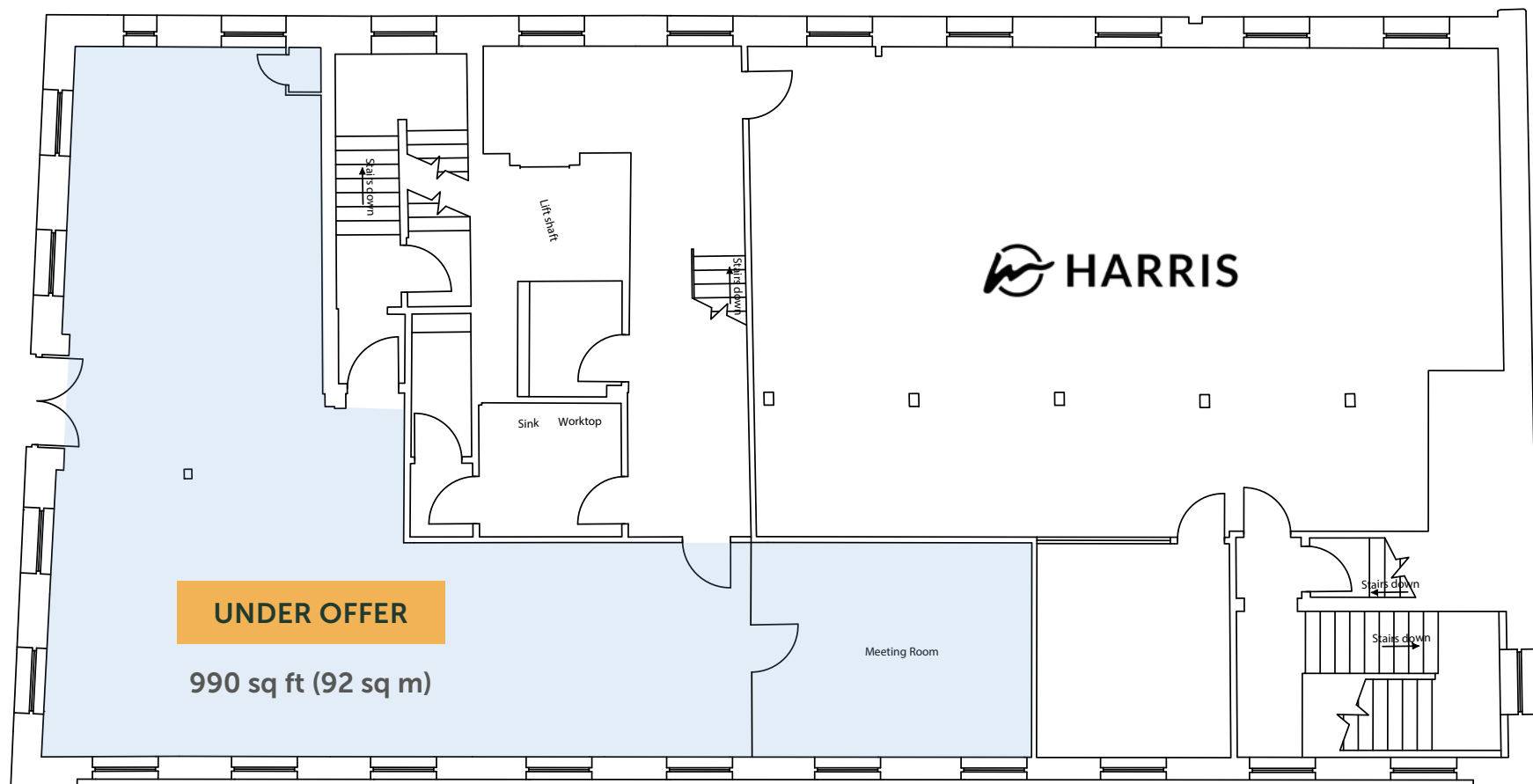


Indicative layout

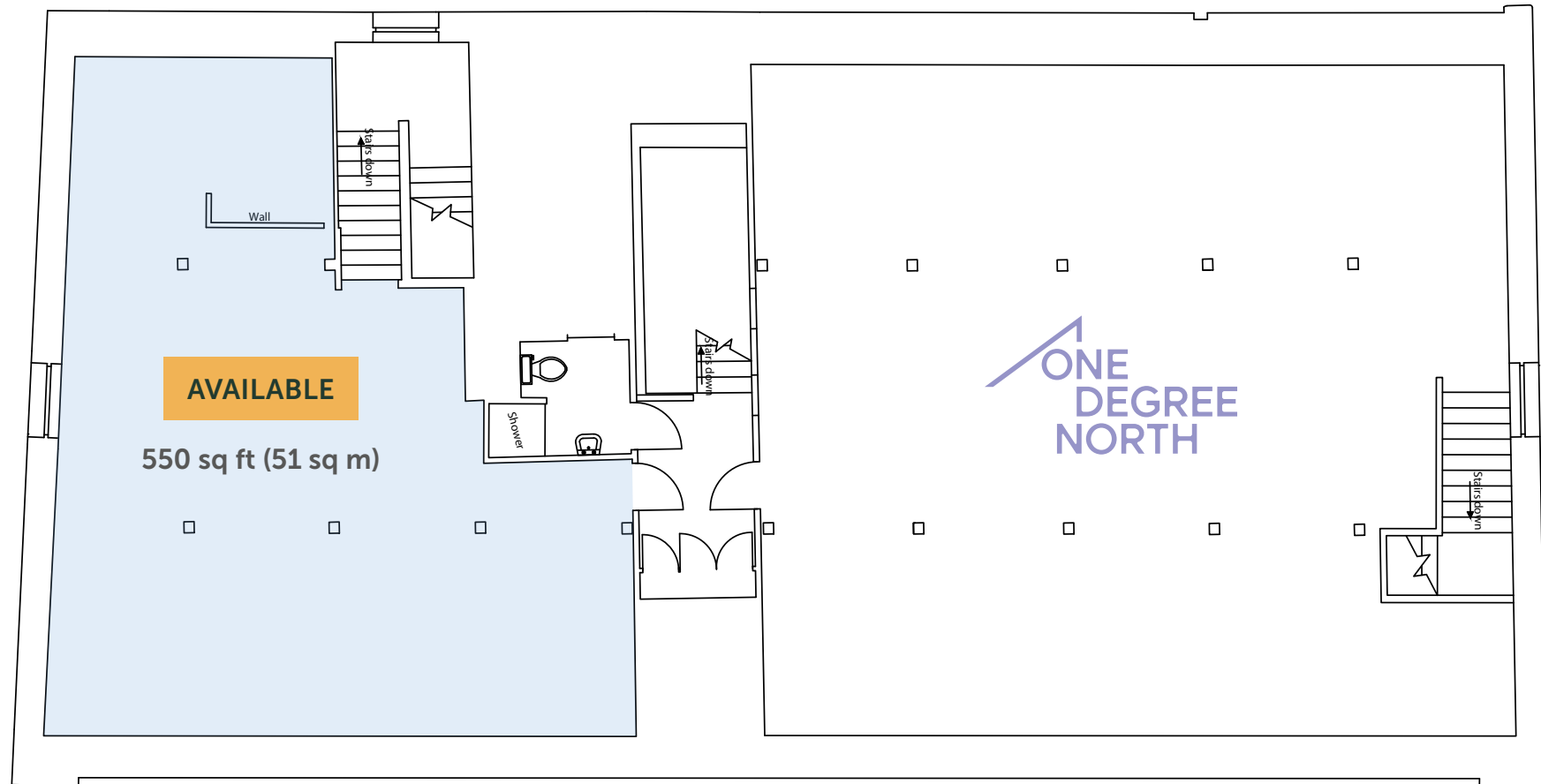
Floor 3

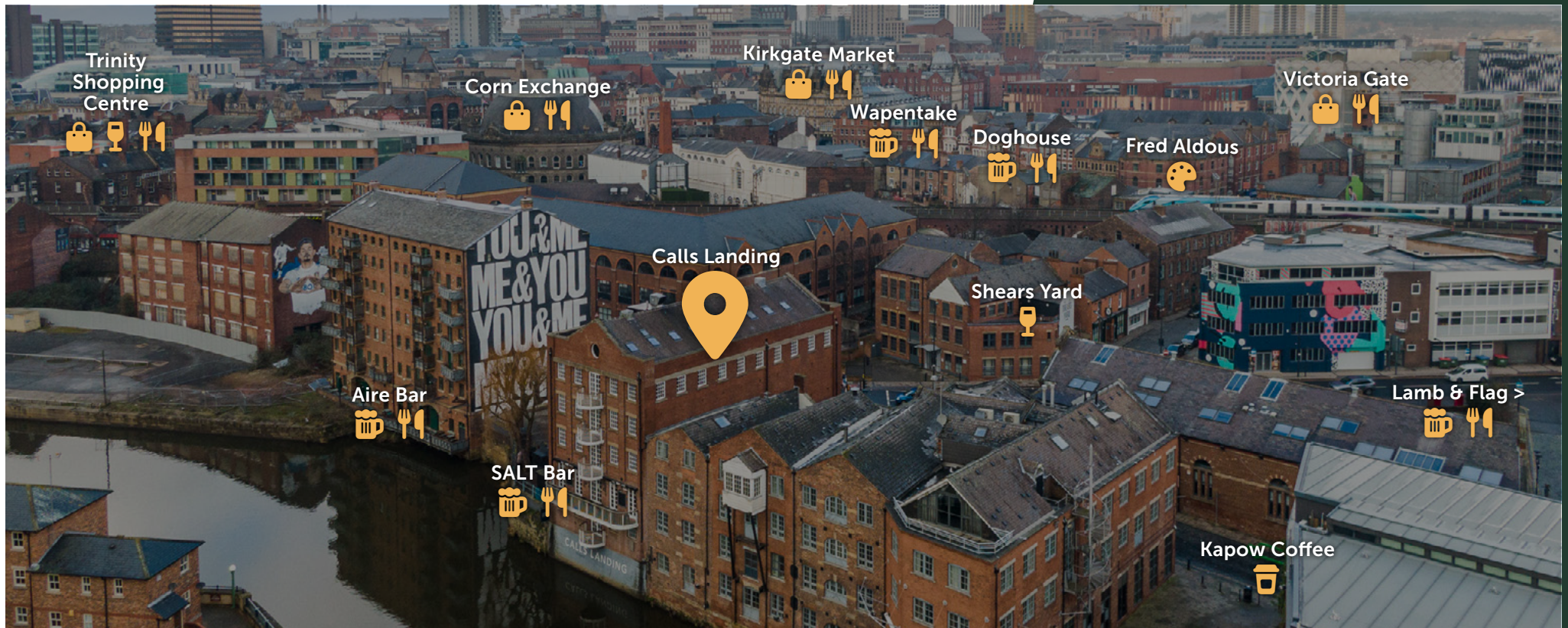


Floor 4



Floor 5





Amenities

Calls Landing is situated in the vibrant Calls area of Leeds, perfectly situated adjacent to the waterfront and just a stone's throw from Leeds shopping core. The building is surrounded by thriving amenity including Kapow Coffee, SALT Bar, Aire Bar, Ambiente and more!



Transport Links



Train Station

10 min walk



Bus Station

3 min walk



Corn Exchange Car Park

2 min walk



Kirkgate Market Car Park

3 min walk



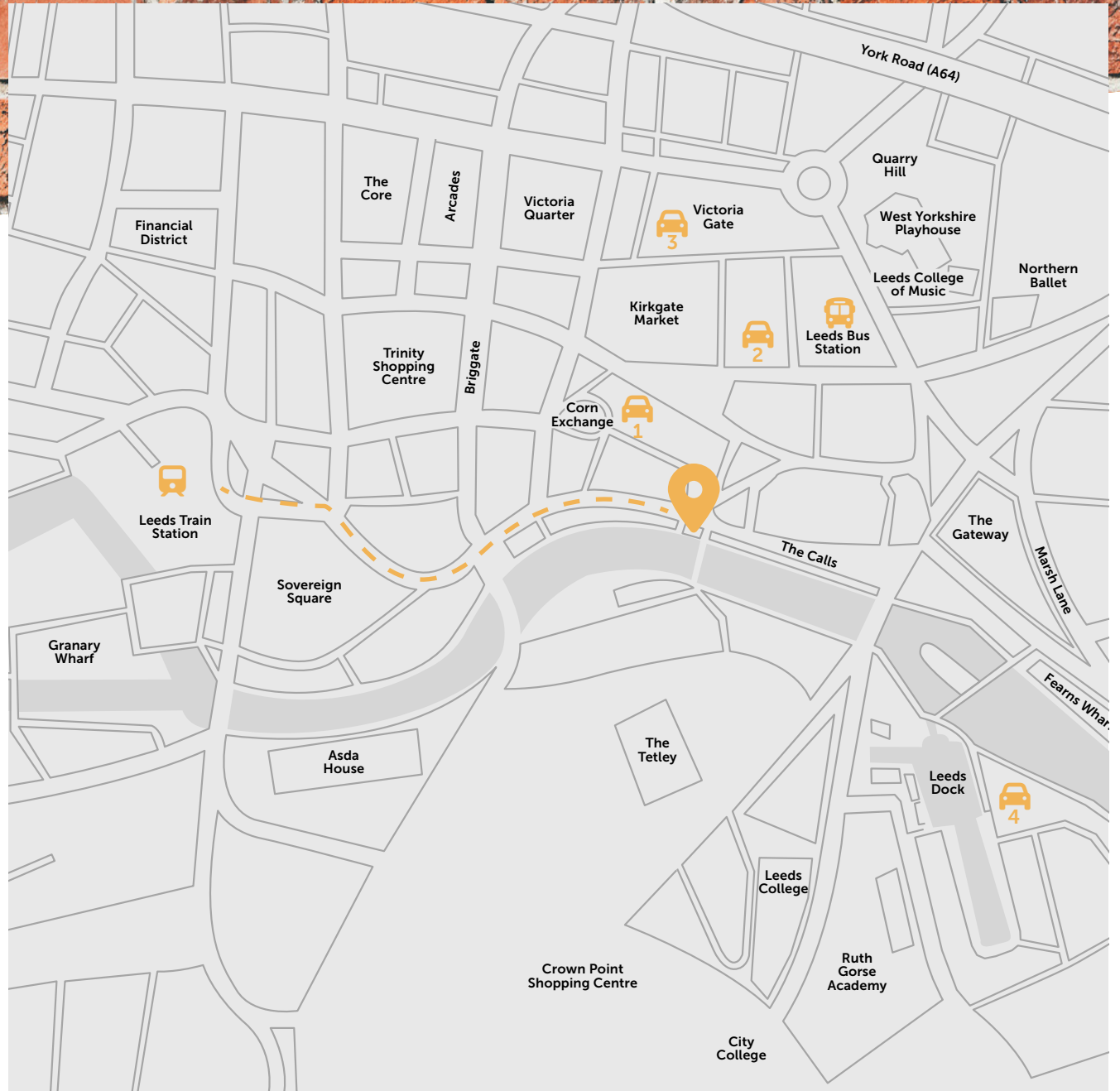
Victoria Gate Car Park

4 min walk



Leeds Dock Car Park

8 min walk





Rates

Interested parties are advised to make their own enquiries with the local rating authority.

Terms

The available accommodation is available by way of a new full repairing and insuring lease for a term of years to be negotiated and agreed. Please contact either of the joint letting agents for details of the quoting rent.

EPC

The property has been assessed and has a rating of C (56). A full copy of the certificate is available upon request.

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Interested? Get in touch

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