

TO LET

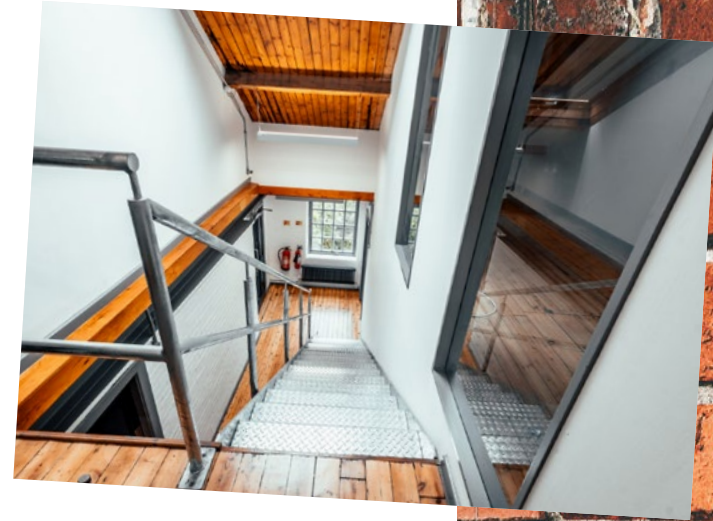
CALLS LANDING

990 - 4,330 sq ft of vibrant office space across three floors.

 36-38 THE CALLS, LEEDS, LS2 7EW



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



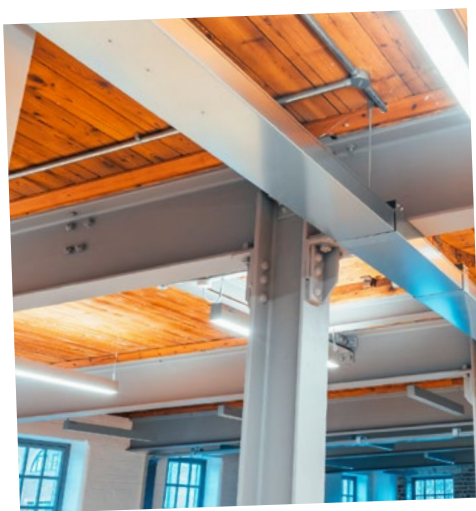


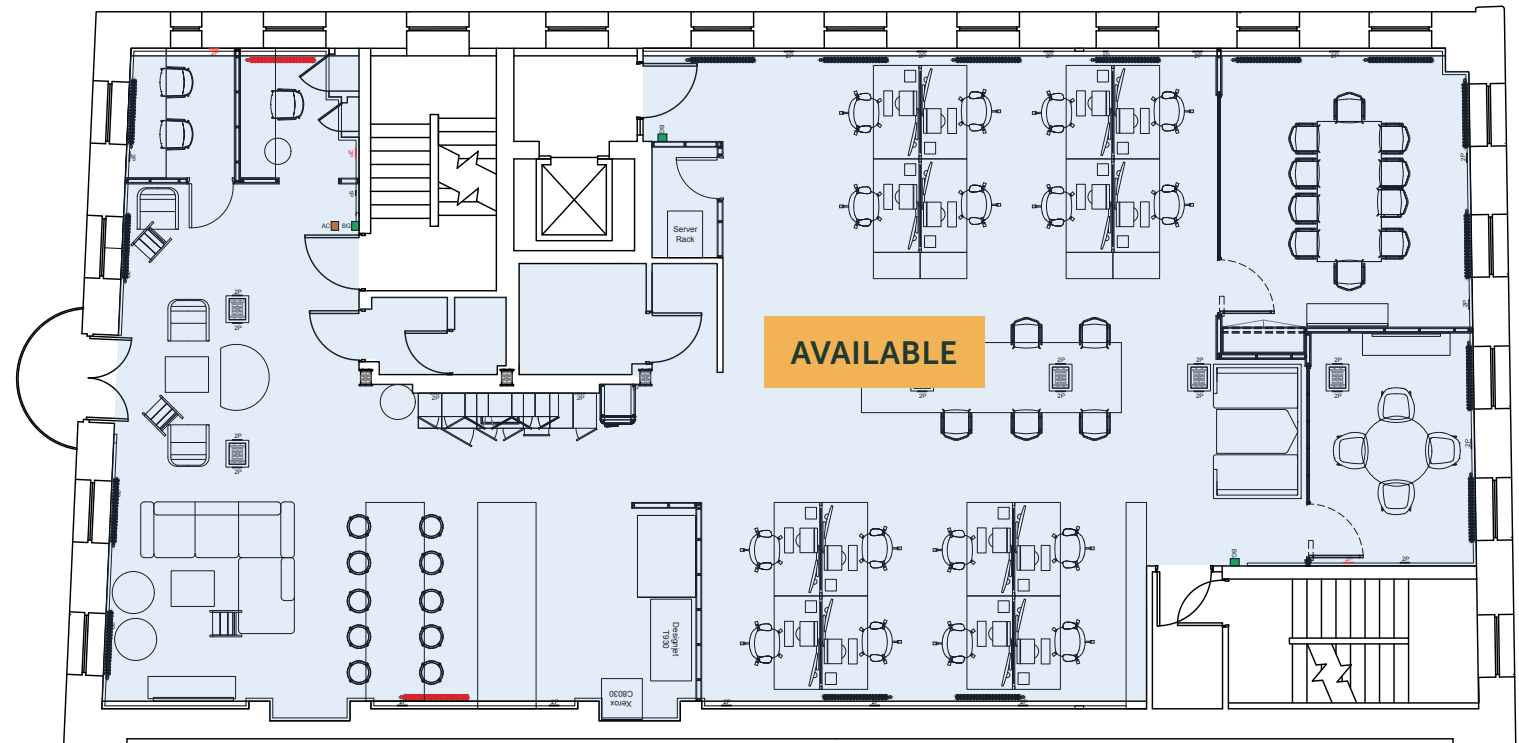
990 - 4,330 sq ft
(92 - 402 sq m)

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)





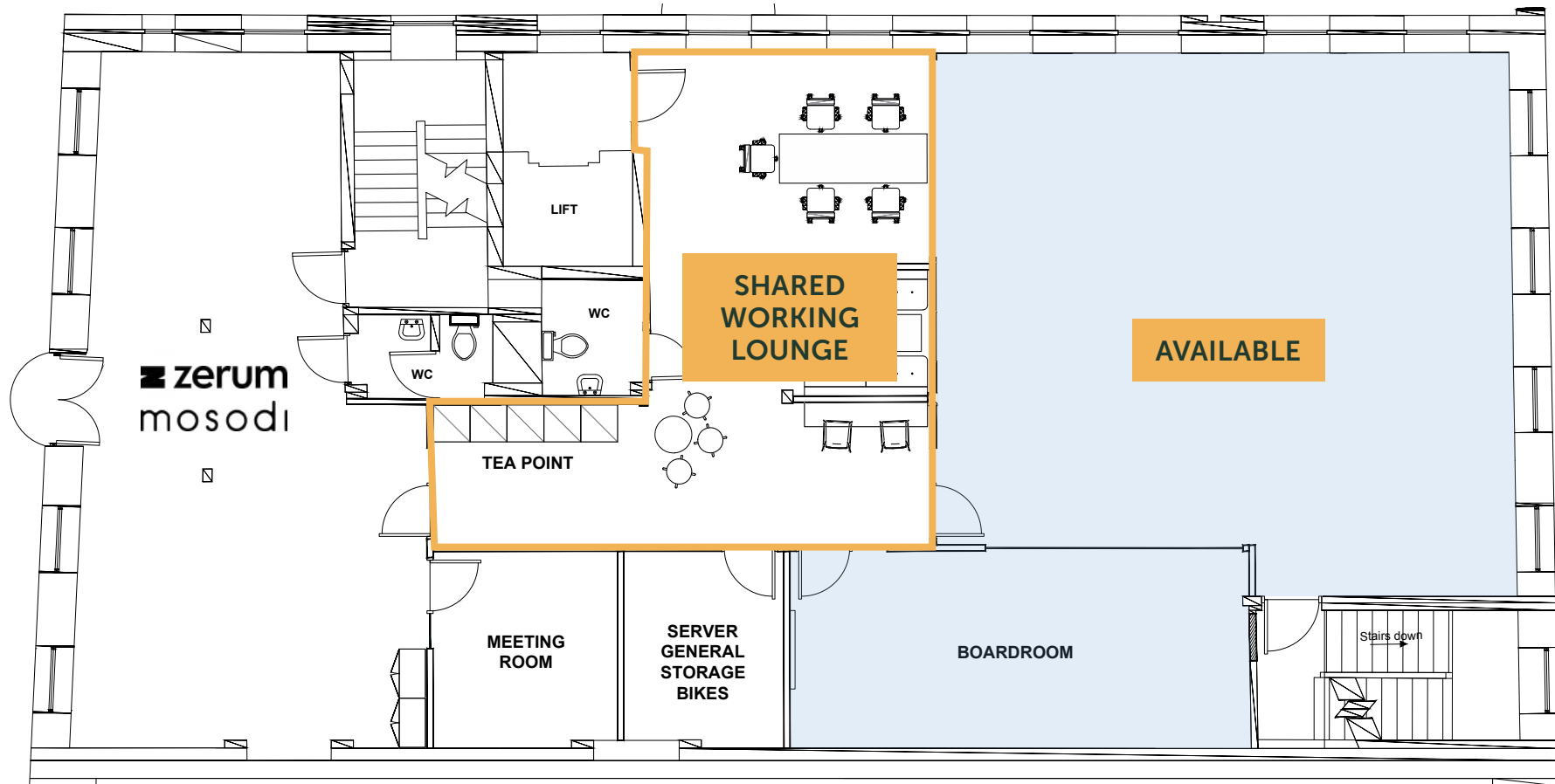
SPECIFICATION:

- 16 x fixed workstations
- 8 x hot desking workstations
- 10 x person board room
- 4 x person meeting room
- 2 x zoom rooms (up to 2x person)
- 1 x informal meeting booth (up to 4x person)
- Fitted kitchen with break out & seating for 10
- Spacious lounge / presentation zone
- Informal seating area
- Print / storage area

Floor 2

**2,390 sq ft
(222 sq m)**

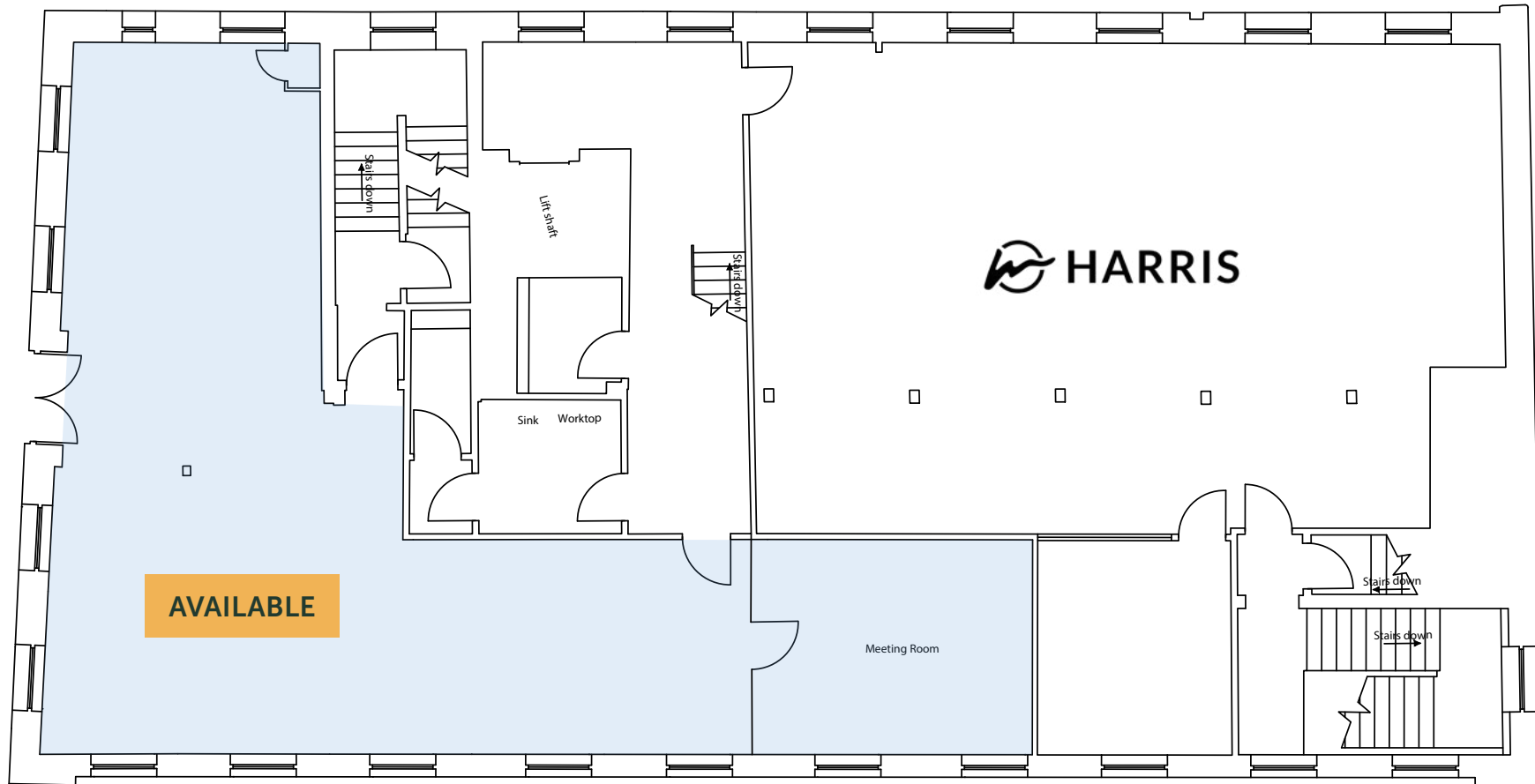
Floorplans



Floor 3

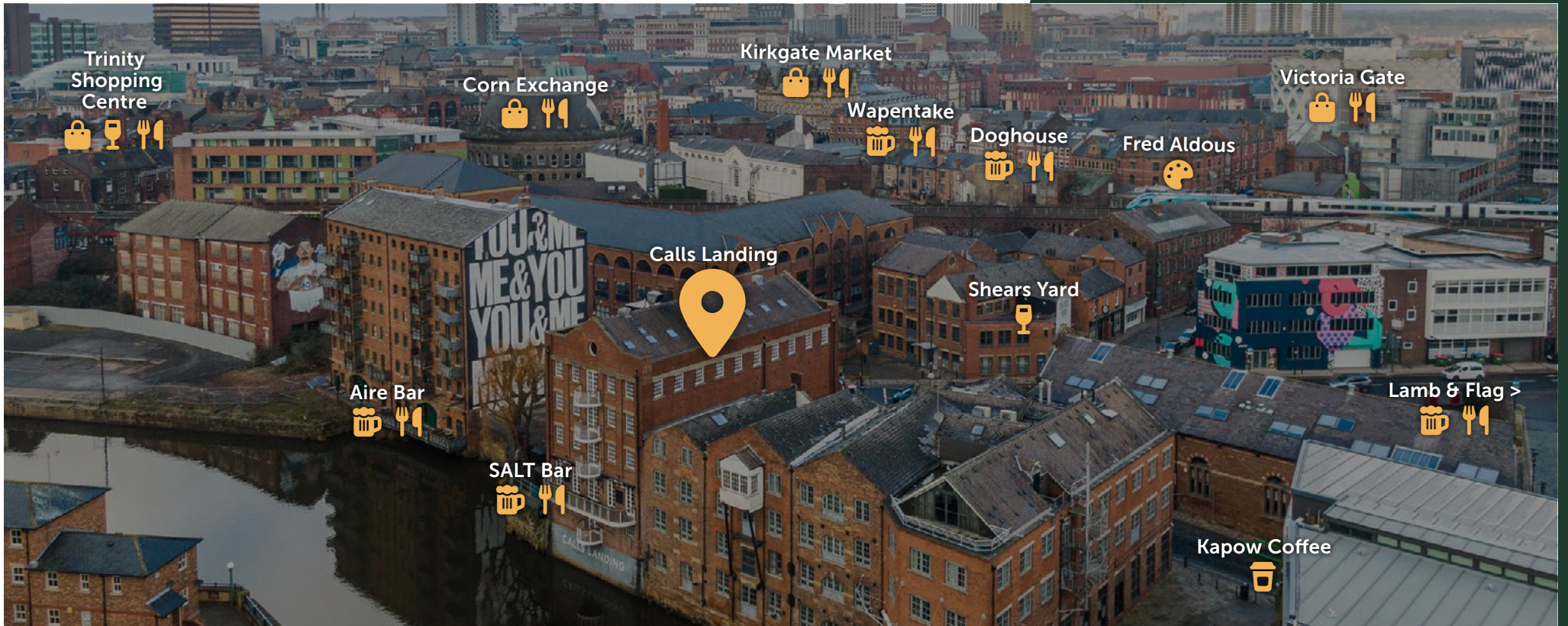
1,237 sq ft - plus direct access to shared work lounge
(115 sq m)

Floorplans



Floor 4

990 sq ft
(92 sq m)



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



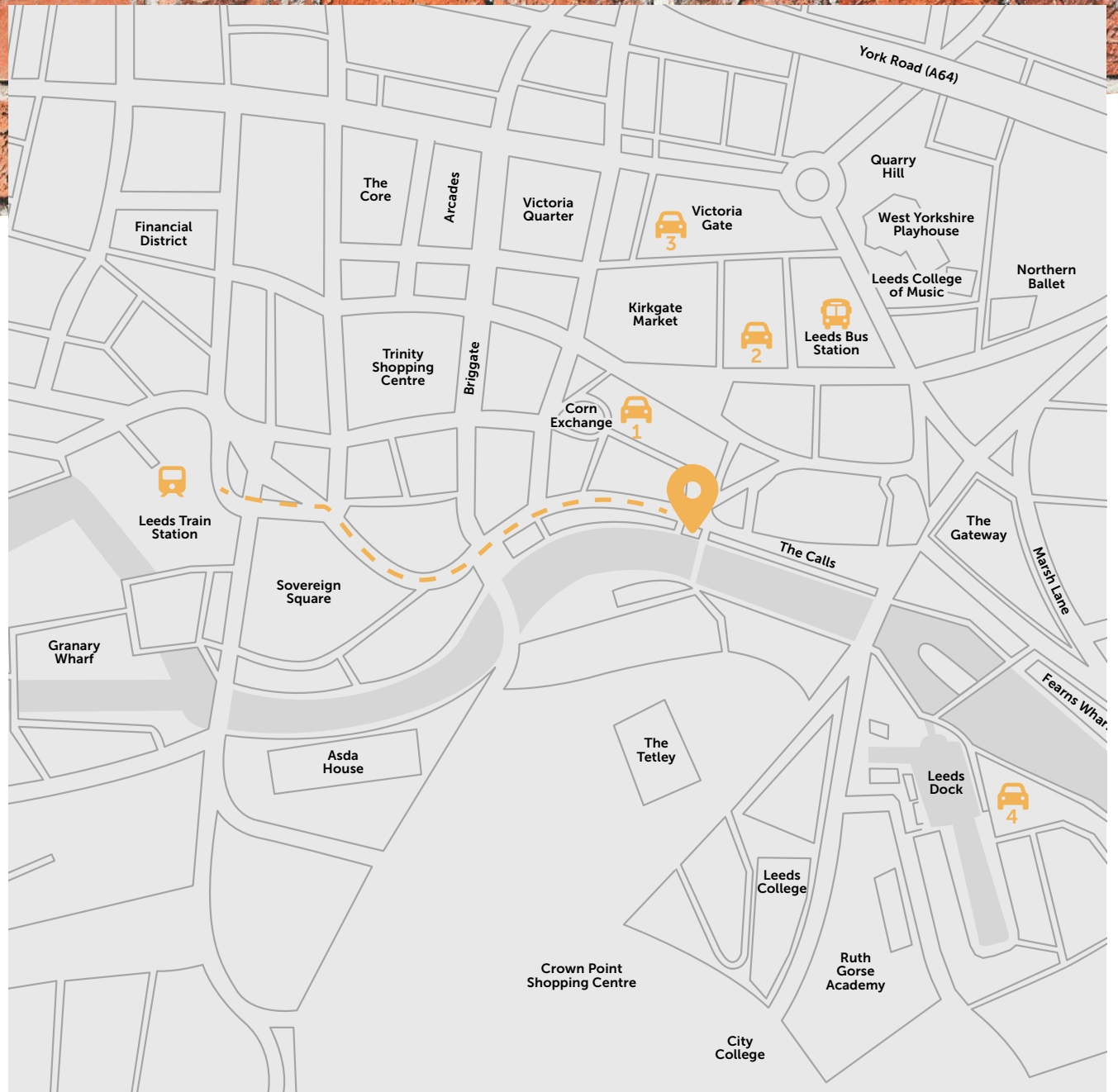
Victoria Gate Car Park

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.

MIS REP ACT: John H King (Developments) Limited on their behalf and for the sellers or lessors of this property whose agents (Carter Towler & Fox Lloyd Jones) they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by John H King (Developments) Limited has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is January 2024.

Designed & Produced by One Degree North. 0113 828 0000. www.onedegreeandnorth.digital

Interested? Get in touch

**CARTER
TOWLER**

**FOX
LLOYD
JONES**

Clem McDowell
07432 013246

Nick Salkeld
07732 690585

James Jackson
07920 812275

Harry Finney
07565 622133