



# To Let - Calls Wharf

2 The Calls, Leeds, LS2 7JU

- Spectacular loft-style workspace.
- Located within the popular Calls Wharf.
- Exposed beams and brickwork provide tremendous character.
- Use of shared meeting room facilities.
- Manned reception and concierge service available.
- 5 minutes walk from the station on a riverside location.

## Location

Calls Wharf is prominently positioned on The Calls in the heart of Leeds city centre. This enviable location not only benefits from its close proximity to the city's established office and retail quarters, but also enjoys a wealth of amenity in the immediate locality, including hotels, restaurants and bars, all complimented by the building's riverside setting.

## Description

This converted period warehouse has been fully redeveloped to offer unique, stylish office accommodation of the very highest quality. Calls Wharf has an impressive reception and common areas with meeting room facilities.

## Features

- High quality reception and common areas
- Exposed brickwork and stripped timber beams
- Free high speed Internet usage
- Prominent position close to the city's amenities
- Fully cabled and ready for occupation
- Fully integrated phone system & call handling
- Flexible lease terms available

## Accommodation

The available suites within Calls Wharf is situated on the 2<sup>nd</sup> floor and comprises a total of **4,734 sq ft** (of principally open plan accommodation. The floor is sub divided into the following suites:

<b>Suite 24</b>	2,479 sq ft
<b>Suite 23</b>	719 sq ft
<b>Suite 22</b>	1,536 sq ft
<b>Total</b>	<b>4, 734 sq ft</b>

## Lease Terms

The suite is available by way of a new flexible lease at a quoting rent of only **£23.00 per sq ft** exclusive. Alternatively the suite can be offered on an all-inclusive rent and service charge inclusive basis.

## Integrated Voice Data and IT Systems

Following significant financial investment, an enterprise level telephone system and internet connectivity come as standard with Bracken Business Centres.

## Meeting Facilities

There are 3 on-site meeting rooms that come with audio/visual equipment, conferencing facilities and tea/coffee facilities:

- **Churchill** - 8-10 people
- **Shakespeare** - 6-8 people
- **Einstein** - 1-4 people

## Reception Services

At Bracken Business Centres we believe that our staff and our services are integral to our ethos. That's why we know your name and understand the importance of a quick "hello", a smile and a friendly chat. Combine this with complete professionalism and you'll soon realise that our team is also part of your team.

## Business Rates

Rates can be confirmed via the Valuation Office Agency website ([www.voa.uk.gov](http://www.voa.uk.gov)). Should the suite be sub-divided then it will require reassessing for rating purposes.

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.



## To Arrange a Viewing or for More Information:

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