



# TO LET

Unique Office Accommodation

Suite 1, Lower Ground Floor, St Peters Hall, 41 The Calls, Leeds, LS2 7EY



Sanderson  
Weatherall



## Location

The suite is located in the vibrant area of The Calls, which is home to a range of independent businesses. The enviable prominent position allows you and your business to have a significant street profile. Landscaped gardens can be found to the rear of the property leading to Leeds Minster.

The property is within close proximity to local amenities such as bars, restaurants, Leeds Railway Station and the retail quarters. The subject property is well located and is only 0.5 miles away from the city centre loop, which provides direct access to the A61 and the regions motorway network beyond.

Surrounding The Calls is The South Bank Regeneration Project which is part of Leeds City Council's plan to improve transport reliability, improving walking and cycle ways and making more public open spaces. The area has become the first tech, media and creative industries hub for the city. The regeneration of the area has also included local artists taking to the water front and producing beautiful artwork such as 'The Grey Heron' situated near the Royal Armouries. The Leeds dock is also part of the South Bank area and has become a mix of residential and commercial property. It has evolved into its own destination within Leeds offering a variety of food & drink establishments, health and fitness and a cultural experience.

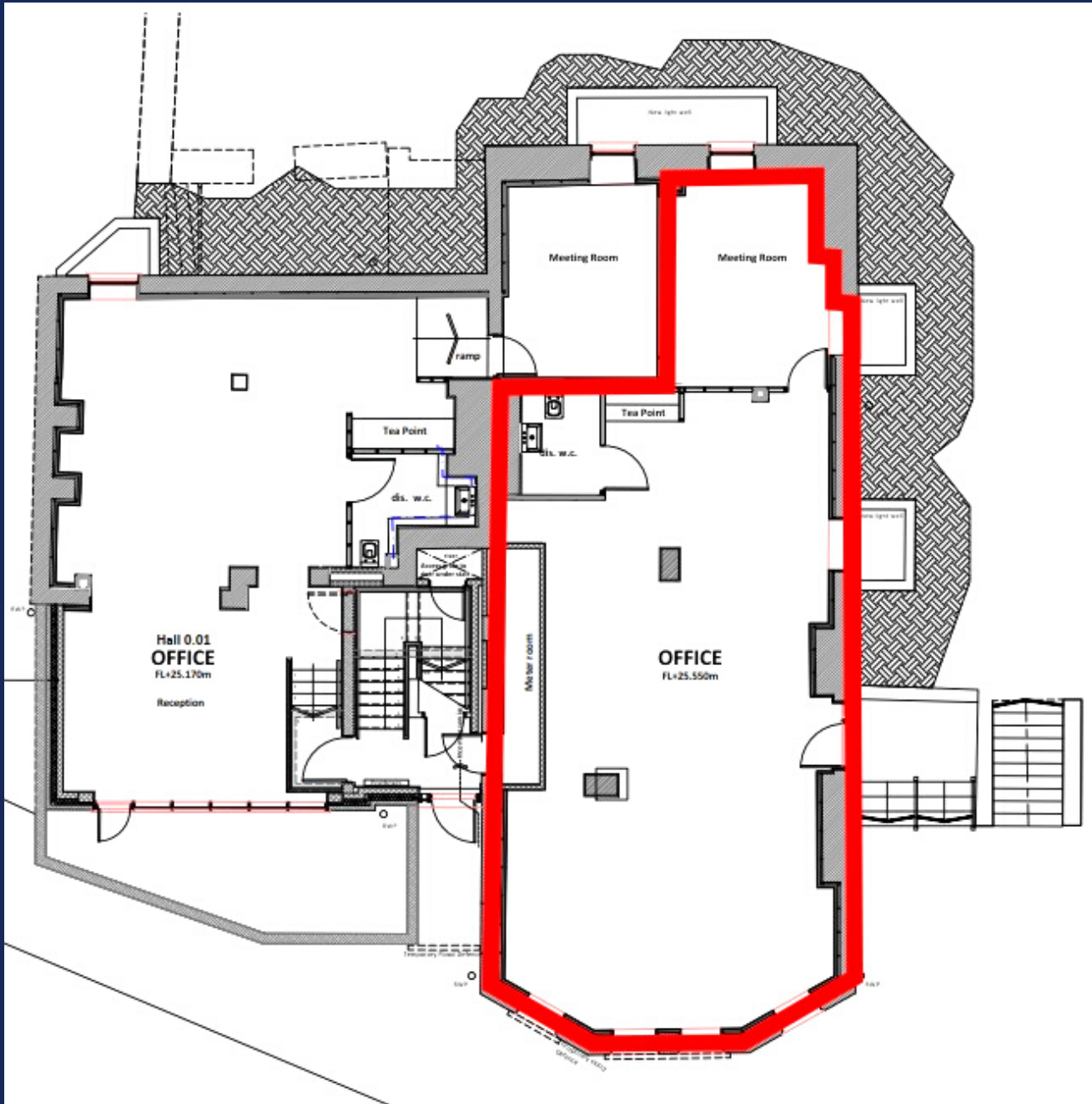


## Description

The suite is located on the lower ground floor of a traditionally built building. The property is a mixed-use development, with offices situated on the ground / lower ground floor and a variety of residential flats on the upper floors. The subject property comprises its own private dedicated entrance, which facilitates access for deliveries.

The suite has recently been refurbished and benefits from the following specification:

- LED automated lighting with passive infrared sensors
- Perimeter Trunking
- Dedicated Entrance
- Self-contained accommodation
- Intercom system
- Kitchen / tea point facility



## Accommodation

Approx. New Internal Area		
Description	Sq M	Sq Ft
Lower Ground Floor Office	100.06	1,077
<b>Total</b>	<b>100.06</b>	<b>1,077</b>

## Terms

A new effective FRI lease for a term to be determined. Quoting rent of £17,000 per annum exclusive.

## Rateable Value

The property has been assessed in the 2023 rating list as follows:

Address	Description	Rateable Value
Office B At 41, The Calls, Leeds, LS2 7EY	Offices and Premises	£10,500

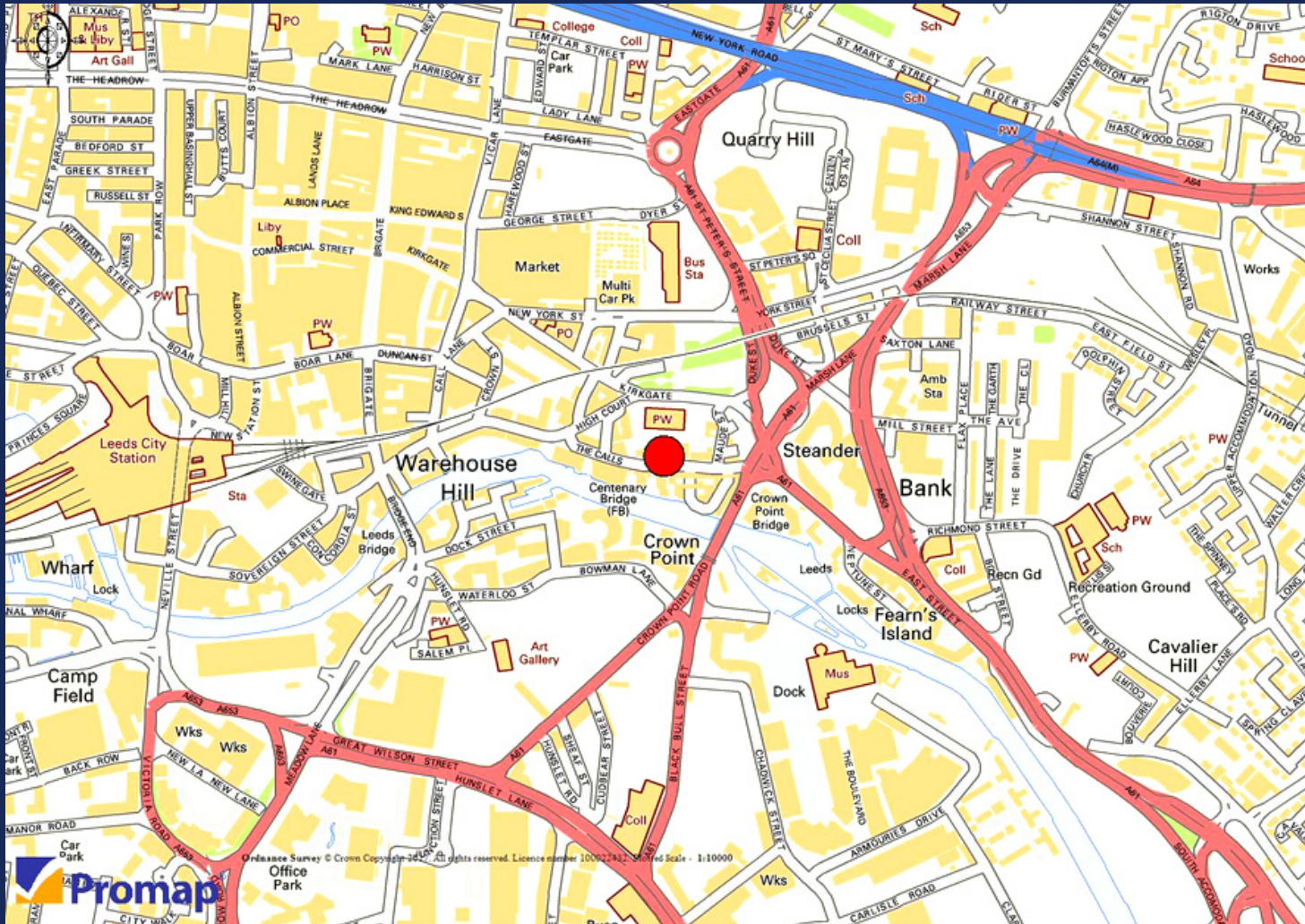
## VAT

All prices quoted are exclusive of VAT.

## Energy Performance Certificate (EPC)

The suite has been assessed and has a rating of B (41). A full copy of the EPC is available for inspection upon request.





# Viewings

For further information or to arrange a viewing please contact the sole letting agents:

**Jay Dhesi**  
 0113 221 6094  
 jay.dhesi@sw.co.uk

**Richard Dunn**  
 0113 221 6137  
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