TO LET Studio Space

Rutland House, 42 Call Lane, Leeds, LS1 6DT



Overview

- 850sq ft (78.97 sq m)
- 2nd Floor open plan studio with extensive natural light
- Prominent location In Leeds City Centre
- Perimeter trunking Cat 5 cabling in situ
- Just off Leeds City Centre Loop Road.
- 24/7 secure access

All Enquiries

Harry Dunhill

harry.dunhill@fljltd.co.uk

Jordan Sarussi

jordan.sarussi@fljltd.co.uk



Description

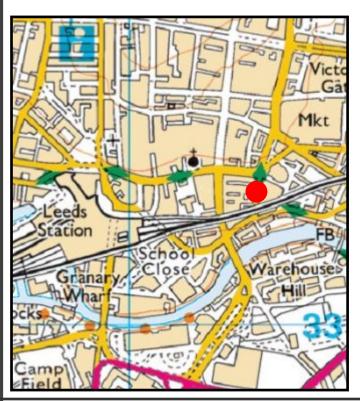
The property is accessed directly off Call Lane via a designated access to the upper floor offices positioned between Call Lane Social and the Arts Café units with a flight of stairs leading off a central core providing access to the upper floor offices. The property also benefits from a five persons passenger lift.

The vacant 2nd floor South office benefits from two access points one from the stair core and another from the left. The space offers open plan column free offices with excellent natural light and the benefit of a separate partitioned area which can be utilised as a meeting room or a private office. The suite benefits from existing perimeter trunking in situ.



The approximate Net Internal Floor areas measured in accordance with IPMS are:

Floor	Sq Ft	Sq M
2nd Floor South Studio	850	78.97





Terms

A flexible lease term available on request.

Rent

Quoting rent available on application.

Business Rates

Interested parties are advised to make their own enquiries to the relevant authorities.

Legal Costs

Each party to be responsible for their own legal costs incurred during any transaction.

EPC

Certificate available on request.

For viewings or further information please contact the sole agent Fox Lloyd Jones:

Harry Dunhill

harry.dunhill@fljltd.co.uk

Jordan Sarussi

jordan.sarussi@fljltd.co.uk



Misrepresentations Act:

Details Prepared May 2019 Subject to Contrac

- 1) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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.
- (3) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.