

# 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

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## 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 2<sup>nd</sup> 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.

## Accommodation

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:**

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**Details Prepared May 2019 Subject to Contract**