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**Stoneacre**  
**COMMERCIAL**

Stoneacre Properties  
184 Harrogate Road  
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West Yorkshire  
LS7 4NZ

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www.stoneacreproperties.co.uk



Call House, Enfield Street, LS7 1RF

£400 (From) Per Month

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

#### CALL HOUSE BUSINESS CENTRE

Fabulous serviced offices to a enviable standard providing secure, modern, comfortable yet cost-effective accommodation. There is an impressive smart reception area and kitchen facilities & wc's to each floor. The suites are ideal for office, clinical and well-being use. There is to be an on-site cafe for occupants and guests.

Simply bring your computers and you can be open for business within hours.

Whether you are looking for your first Office or you're looking to expand or consolidate your business, Call House Business Centre has an office solution that fits your needs.

On-site car parking is available .  
**YOU WILL BE TRULY IMPRESSED**

- Serviced Offices
- Fabulous Design
- Furnished
- High Speed Internet
- Utilities Included
- Meeting Room Available
- 1st & 2nd Floor Lift Access
- Secure On-Site Parking
- Easy Access

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

BUY SELL RENT MANAGEMENT FINANCE LEGAL

www.stoneacreproperties.co.uk

rightmove

The Property Ombudsman  
The Government  
OnTheMarket.com

## LOCATION

Call House is situated in Sheepscar approximately 3/4 mile north of Leeds City Centre. Access to Leeds City Centre is 5 minutes from the city centre via the A61 either or a 15 minute walk.

The property benefits from good transport links most notably it is situated 1/2 mile from the A64m which is a major arterial road linking the centre of Leeds to the motorway network.

## DESCRIPTION

Fabulously refurbished serviced offices to a enviable standard to provide secure, modern, comfortable yet cost-effective accommodation. There is an impressive smart reception area, kitchen facilities & wc's to each floor. The suites are ideal for office, clinical and well-being use. There is to be an on-site cafe for occupants and guests.

Simply bring your computers and you can be open for business within hours.

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On-site car parking is available .

## ACCOMMODATION

Each suite benefits from available:-

- \* Office furniture
- \* High speed secure Internet Access.
- \* Heating
- \* LED lighting
- \* Electric supply
- \* Access from 7am to 10pm - 7 days a week
- \* Lift access to all floors
- \* Cleaning of common parts
- \* Building Insurance
- \* Kitchen Facilities
- \* On-site car parking with secure fob-only access
- \* Meeting room access available
- \* Video entry system
- \* Security alarm and monitoring
- \* Use of on-site EV charging facility

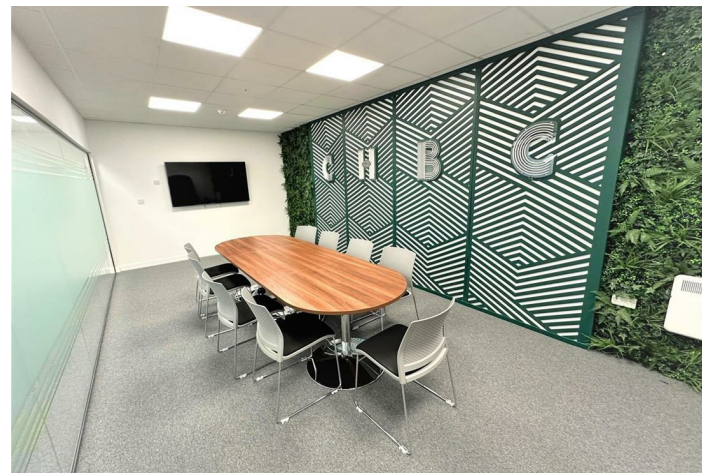
Availability:-

2 person offices:-  
Suite 3 - 88 sq ft Ground floor AVAILABLE  
Suite 4 - 81 sq ft Ground floor Reserved  
Suite 5 - 90 sq ft Ground floor AVAILABLE  
Suite 6 - 85 sq ft Ground floor Reserved

3/4 person offices:-  
Suite 1 - 121 sq ft Ground floor AVAILABLE  
Suite 2 - 121 sq ft Ground floor AVAILABLE  
Suite 8 - 129 sq ft First floor Let  
Suite 9 - 129 sq ft First floor AVAILABLE  
Suite 14 - 134 sq ft First floor AVAILABLE  
Suite 15 - 135 sq ft First floor Reserved  
Suite 17 - 129 sq ft Second floor Under Offer  
Suite 18 - 129 sq ft Second floor AVAILABLE  
Suite 23 - 134 sq ft Second floor AVAILABLE  
Suite 24 - 134 sq ft Second floor AVAILABLE

6 person offices:-  
Suite 7 - 258 sq ft First floor Under Offer  
Suite 10 - 258 sq ft First floor Let  
Suite 11 - 254 sq ft First floor AVAILABLE  
Suite 13 - 268 sq ft First floor AVAILABLE  
Suite 16 - 258 sq ft Second floor AVAILABLE  
Suite 19 - 258 sq ft Second floor AVAILABLE  
Suite 20 - 255 sq ft Second floor Reserved  
Suite 22 - 268 sq ft Second floor Reserved

8 person offices:-  
Suite 12 - 406 sq ft First floor Let  
Suite 21 - 406 sq ft Second floor Let



## TERMS

Offices are available at the following prices:-

2 person offices:-  
£400 per month

3/4 person offices:- (suites 1 & 2)  
£450 per month

3/4 person offices:-  
£500 per month

6 person offices:-  
£925 per month

8 person offices:-  
£1,350 per month

All prices quotes are subject to VAT

Prices includes:-

- \* office furniture
- \* Internet
- \* Heating
- \* Electric supply
- \* Cleaning of common parts
- \* Building Insurance
- \* Kitchen Facilities
- \* Estate services

EASY IN - EASY OUT TERMS  
Hassle free contracts

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-  
0660-0631-3499-9306-7002  
Rating D-100  
This can be viewed on [www.ndeprcregister.com](http://www.ndeprcregister.com)

## BUSINESS RATES

Each Suite is being individually assessed with the Valuation Office Agency website.

All the available suites will be enjoy a valuation that can benefit from 100% Small Business Rates ( subject to Status).  
ZERO PAYABLE.

## VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

## MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

1. 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.
2. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.
3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.
4. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

## MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared October 2022.

