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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.



Stoneacre

COMMERCIAL

Stoneacre Properties  
184 Harrogate Road  
Leeds  
West Yorkshire  
LS7 4NZ

**01132370999**  
peter@stoneacreproperties.co.uk  
www.stoneacreproperties.co.uk



42, Call Lane, LS1 6DT

£12,950 Per Annum

Fabulous 3rd floor office suite with Rutland House on Call Lane, Leeds LS1 & is a two minutes walk from Marks & Spencer, Harvey Nichols and the Ivy restaurant.

VERY CENTRAL

- 850 Sq ft
- lift access to street level
- Real creative space
- Unique & characterful

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ  
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk

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## LOCATION

Ideally placed for staff recruitment and visiting clients, it is five minutes walk from both the Railway Station and the Bus Station with easy access to the motorway networks.

Call Lane is now established as a highly popular area for both leisure and business. The property enjoys a prestigious Leeds LS1 address and is two minutes walk from Marks & Spencer, Harvey Nichols and the Ivy restaurant.

## DESCRIPTION

Fine Victorian property refurbished to provide quality offices. The five storeys provide bar & restaurant on the ground floor and three storeys of office space. A local landmark it is one of the most prominent properties in the area.

## ACCOMMODATION

3rd floor office suite 850 sq ft with kitchenette area

## TERMS

The property is available by way of a new flexible lease terms of:-

£12,950 per annum plus vat

Service charge to cover communal maintenance, repairs, elevator service, lighting, Building insurance etc capped at £4,250 plus vat per annum.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

0664 - 0638 - 9019 - 5595 - 7006

Rating D96

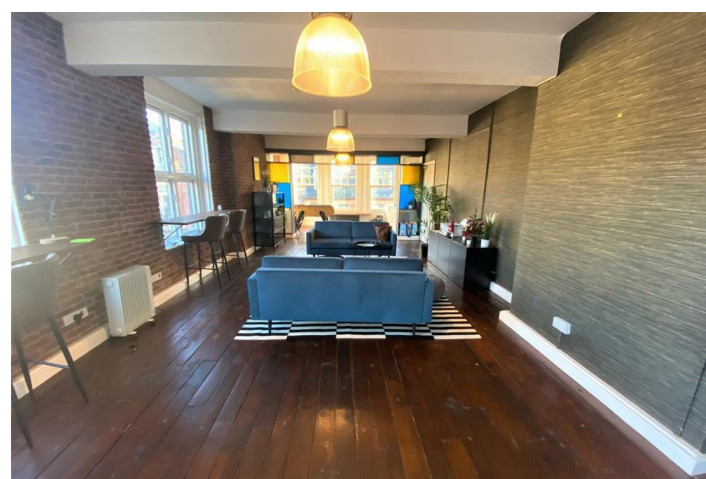
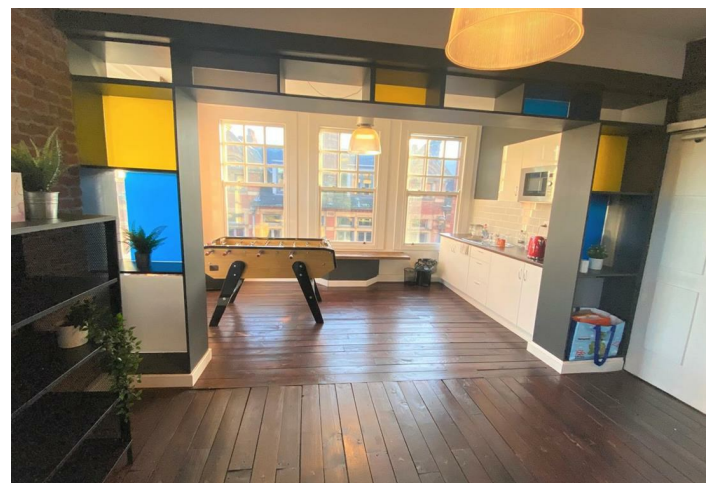
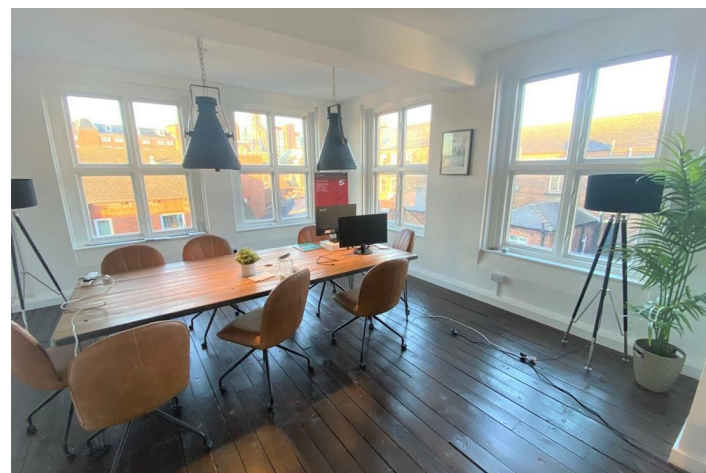
This can be viewed on [www.epcregister.com](http://www.epcregister.com)

## BUSINESS RATES

The property has been assessed by the Valuation Office Agency at £12,750RV.

Anticipated Rates Payable £1,250 pa

Interested parties are advised to make their own inquiries in this respect.



## VIEWINGS

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

## MISREPRESENTATION ACT

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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.

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4. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

## MISDESCRIPTIONS ACT 1991

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**ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.**

Details prepared November 2024.

