

FOR SALE/TO LET

Call House

Enfield Street

Leeds

LS7 1RF



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CBRE



LOCATION

Call House is 0.85 miles north east of Leeds City Centre situated in an area known as Sheepscar. The property is approximately a 5-minute drive via the A61 or a 15-minute walk to the Centre of Leeds, Call House is conveniently situated half a mile from the A64 which is a major through road connecting the centre of Leeds to York and the M1.

Call House also has good connectivity to all the local amenities, these include; Greggs and Tesco Express as well as facilities located on nearby Roseville Road which include cafes, bars and a gym. The surrounding properties are predominantly commercial with other occupiers including Delux, Magnet Kitchen and Jewson.



DESCRIPTION

Call House is made up of two adjoining buildings; an office block and the connecting data centre.

The core building is constructed over ground and two upper floors in a steel frame design with its elevations clad with brickwork to the lower levels and profile steel cladding above.

The connecting data centre is similarly constructed in a steel frame design with elevations clad with brickwork yet with profile cladding to the upper level and roof.



ACCOMMODATION*

| Main Building | Sq. M Area | Sq. Ft. Area |
|----------------------|----------------|---------------|
| Ground | 382.8 | 4,120 |
| First | 297.9 | 3,207 |
| Second | 297.9 | 3,207 |
| Data Centre Building | Sq. M Area | Sq. Ft. Area |
| Ground | 233.5 | 2,513 |
| First | 245.2 | 2,639 |
| TOTAL NIA | 1,457.3 | 15,618 |

*for information only



SPECIFICATION

The main office building is configured in a cellular format with a number of rooms off a central corridor. Both of the adjoining buildings benefit from a similar specification which follows:

- + Raised Access floors
- + Suspended ceiling
- + CAT II lighting
- + Comfort cooling cassettes
- + Gas fired perimeter radiators
- + Double glazed windows
- + 35 Car parking spaces



RATES

The property has a 2017 rateable value of £68,500.



EPC

Available upon Request



TERMS

The building is available on a Freehold basis. Please contact the sole agents.



VIEWING

By appointment only

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