

**Bringing
something
different to
the table.**

LAST 2 SUITES REMAINING
545 and 2,105 sq ft

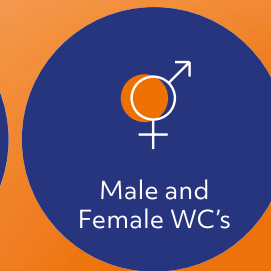


Breaking the tradition.

A new set up.

The Elbow Rooms is a totally different offer to your usual office accommodation. Providing cool, edgy studio offices above a popular leisure destination, The Elbow Rooms is where you want to be.

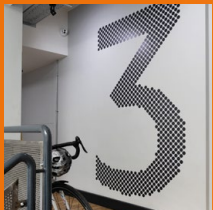
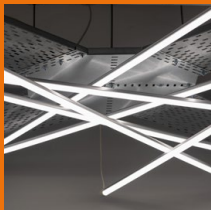




A new spin on the inside.

A full internal redevelopment of a landmark venue.

The Elbow Rooms has been transformed internally and now combines many original features with new high quality finishes. Soffits and beams have been exposed to create offices which mix corporate with industrial. There is nothing else like it around.

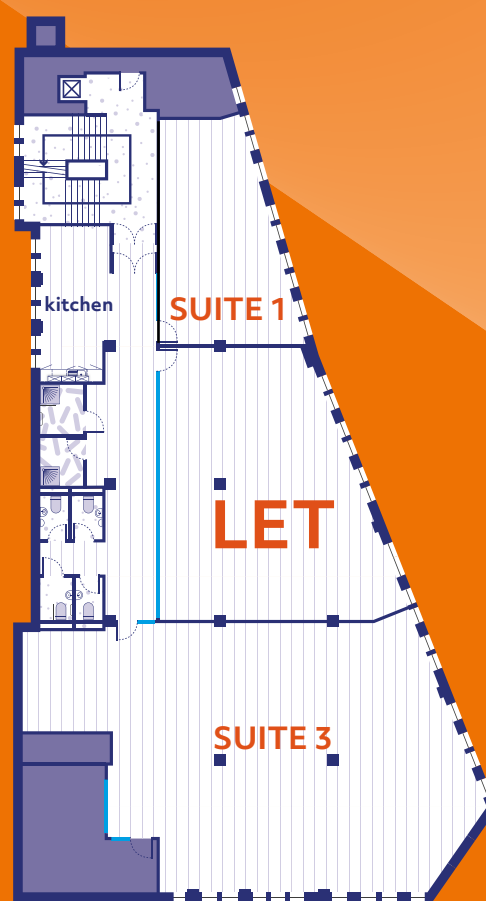


Space to play with.

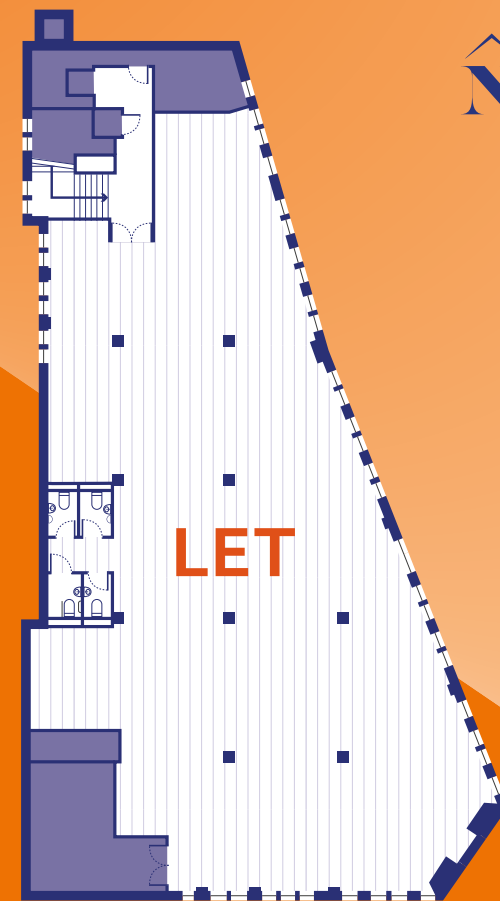
2 suites left

The accommodation is arranged over 2 floors with only 2 studio suites remaining available on the 2nd floor as shown in the table below:-

Floor	sq ft	sq m
2nd Floor		
Suite 1	545	51
Suite 2	LET to Access UK	
Suite 3	2,105	196
3rd Floor		
	LET to Parallax	



2nd Floor



3rd Floor





In Leeds' triangle.

Be part of the city.

The Elbow Rooms is located within the vibrant Calls area of Leeds City Centre, which is home to a host of restaurants, bars, hotels and apartments, and just a 5 minute walk from Leeds Railway Station and Leeds Retail Core.





Rack of options.

Restaurants

- | | | |
|-----------------------|------------------|-----------------|
| 1 BIBIS ITALIANISSIMO | 4 LITTLE TOKYO | 7 WAGAMAMA |
| 2 PIEMINISTER | 5 RED'S TRUE BBQ | 8 NEON CACTUS |
| 3 FIVE GUYS | 6 MEATLIQUOR | 9 PIZZA EXPRESS |

Bars

- | | | |
|--------------------|----------------|-------------------|
| 1 REVOLUTION | 5 JAKES BAR | 9 BREWDOG LEEDS |
| 2 THE BREWERY TAP | 6 THE BOTANIST | 10 ROXY BALL ROOM |
| 3 CALL LANE SOCIAL | 7 BE AT ONE | 11 HEADROW HOUSE |
| 4 ROLAND'S | 8 MANAHATTA | 12 NORTH BAR |

Cafés

- | | | |
|----------------|-------------------|-----------------|
| 1 COSTA COFFEE | 4 LAYNES ESPRESSO | 7 IF-COFFEE BAR |
| 2 CAFFÈ NERO | 5 LOVE COFFEE | 8 ART'S |
| 3 STARBUCKS | 6 MRS ATHA'S | |

Shops

- | | |
|---------------------|-----------|
| 1 CO-OP | 3 M&S |
| 2 SAINSBURY'S LOCAL | 4 EXPRESS |



Terms

Suites on the 2nd floor are available by way of new full repairing and insuring leases for a term of years to be agreed. Details of the quoting rent are available on application.

EPC

The property has been assessed to have an EPC rating of B48.

Viewing

Strictly by appointment with either of the joint sole letting agents.

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