

THE
**COACH
WORKS**

LEEDS

TO LET

**SUITES OF 2,960 SQ FT &
3,410 SQ FT AVAILABLE**

**21 THE CALLS
LEEDS, LS2 7EH**







WHERE YOUR JOURNEY BEGINS

The Coach Works will offer some of the most unique and striking workspace right in the heart of Leeds' creative quarter, The Calls. With a fusion of exposed features and modern design, The Coach Works is set to be the ultimate high-spec workspace surrounded by inspiration.

Highlights...

- £2.5m Refurbishment
- Attractive Open Plan Floors
- Exposed Services
- Spectacular New Feature Reception
- Superb Doorstep Amenities
- Ideally Located on the Inner Loop
- On Site Parking
- 4 Minutes' Walk to the Train Station
- Suites of 2,960 sq ft & 3,410 sq ft Available

BETTER WORKING

BOLDER THINKING

Following a £2.5 million refurbishment, The Coach Works boasts high spec fixtures and fittings as well as the very latest workplace technologies.

[Click here to take a tour of CW1](#)

[Click here to take a tour of CW2](#)



STRIKING
NEW ENTRANCES



MANNED
RECEPTION



NEW VRF AIR
CONDITIONING
SYSTEM



RAISED ACCESS
FLOORING



ON-SITE CAR
PARKING AVAILABLE



EXPOSED
FEATURES



FULLY DDA



WC'S & SHOWER
FACILITIES



LED LIGHTING



PASSENGER
LIFTS



SECURE BIKE
STORAGE



DOORSTEP
AMENITIES

Bathroom



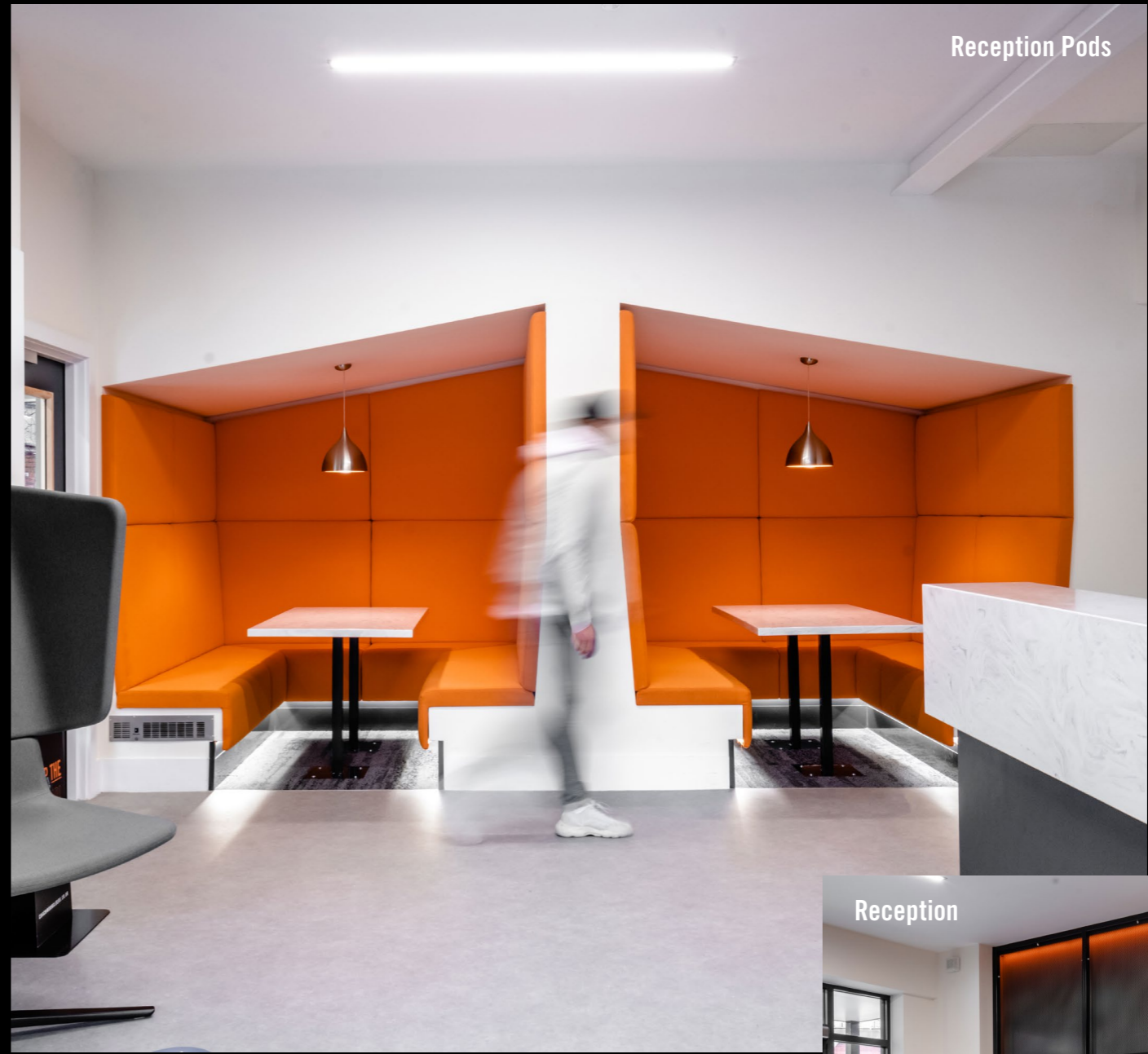
Light Details



Window Details



Reception Pods



Reception





AVAILABILITY

GROUND FLOOR



2,960 SQ FT of accommodation with boardroom and kitchen. Rent and further information available upon request

AVAILABLE

CW1

| | | |
|---------------|--|-----------|
| GROUND FLOOR* | 2,960 SQ FT | AVAILABLE |
| FIRST FLOOR | LET TO WEA <small>Adult Learning Within Reach</small> | |
| THIRD FLOOR | LET TO PentestPeople | |

ACCOMMODATION IS MEASURED ON A NET INTERNAL FLOOR AREA BASIS

FIRST FLOOR



LET TO WEA Adult Learning Within Reach

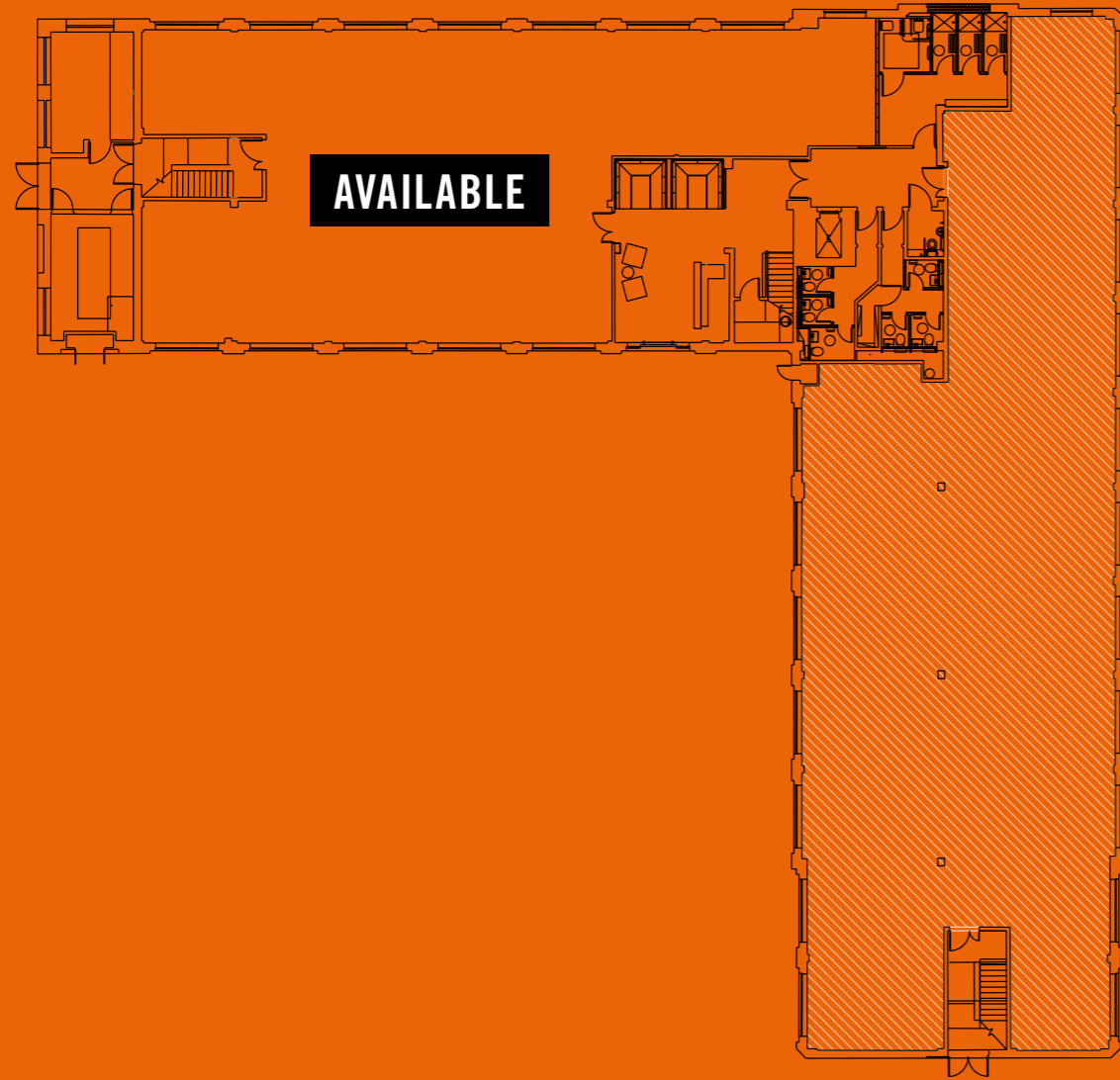
THIRD FLOOR



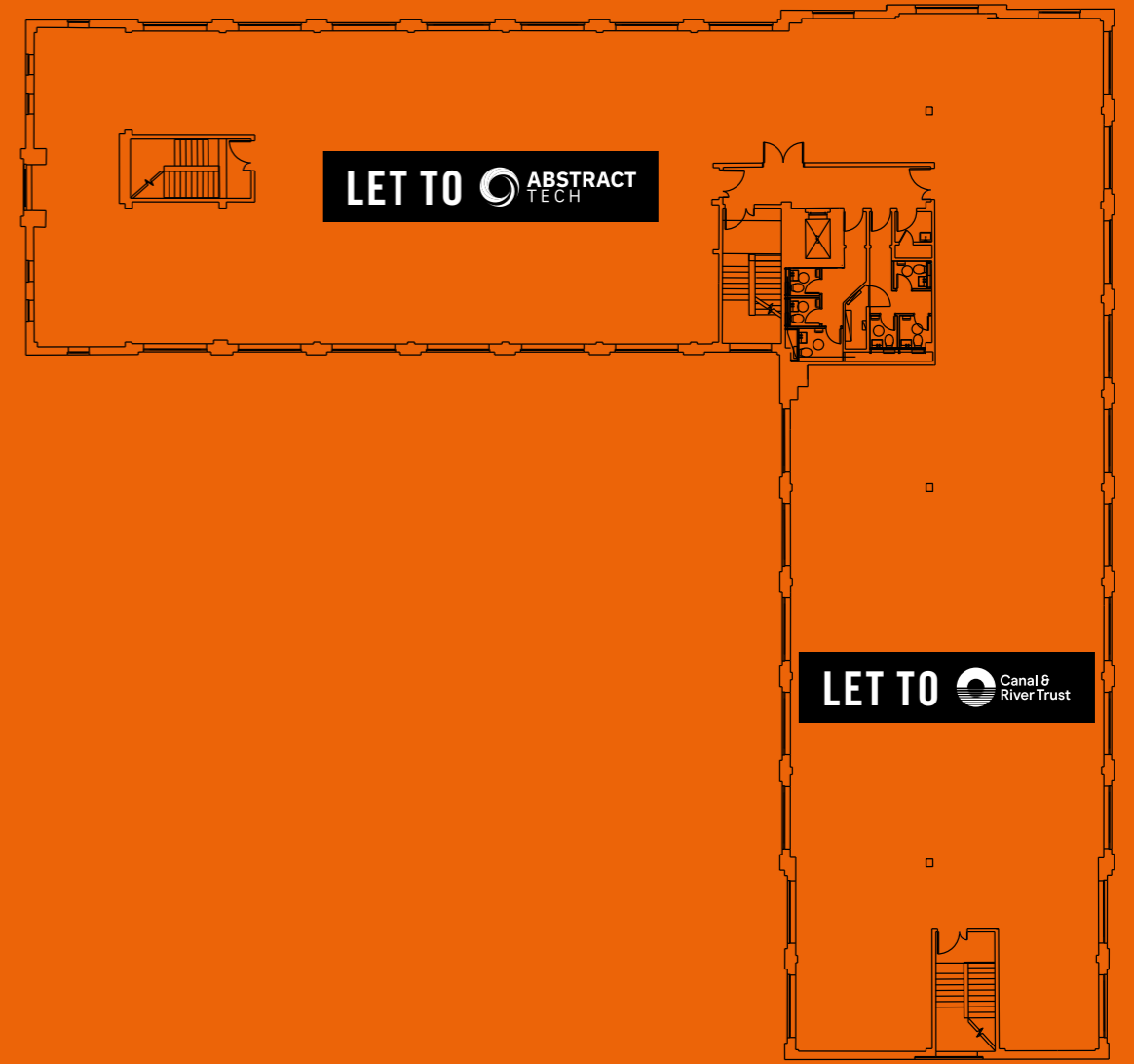
LET TO PentestPeople

AVAILABILITY

GROUND FLOOR



FIRST FLOOR



CW2

| | | |
|--------------|-------------|-----------|
| GROUND FLOOR | 3,410 SQ FT | AVAILABLE |
|--------------|-------------|-----------|

| | | |
|-------------|--------|---|
| FIRST FLOOR | LET TO |   |
|-------------|--------|---|

ACCOMMODATION IS MEASURED ON A NET INTERNAL FLOOR AREA BASIS





WHAT'S

EN ROUTE?



TRAIN STATION

+ Min Walk

[Click Here](#)

TRANSPORT

01. Bus Station

RETAIL

02. Corn Exchange

03. John Lewis

04. Trinity

RESTAURANTS / BARS

05. Ambiente Tapas

06. Lamb & Flag

07. 42 The Calls
(5-Star Hotel
- Opens 2021)

SHOPS

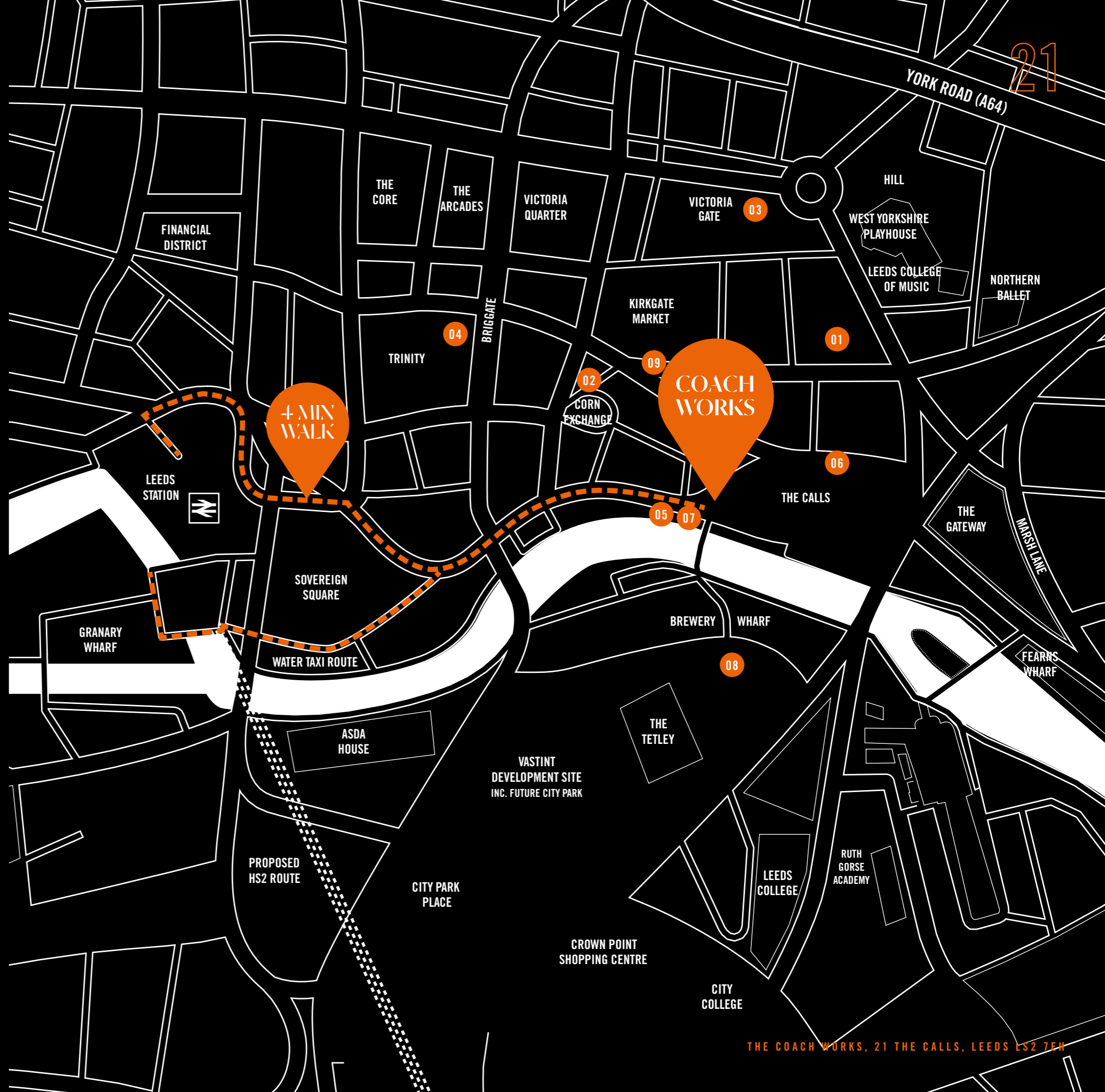
08. Sainsbury
(Brewery Wharf)

09. Co-op
(New York Street)

ON THE MAP

Occupying a prominent position on the corner of Crown Street and The Calls this enviable location not only has excellent public transport links but fronts the Leeds Inner Ring Road which in turn provides access to the national motorway network making The Coach Works perfectly situated for accessibility and commuting.

--- Walk route



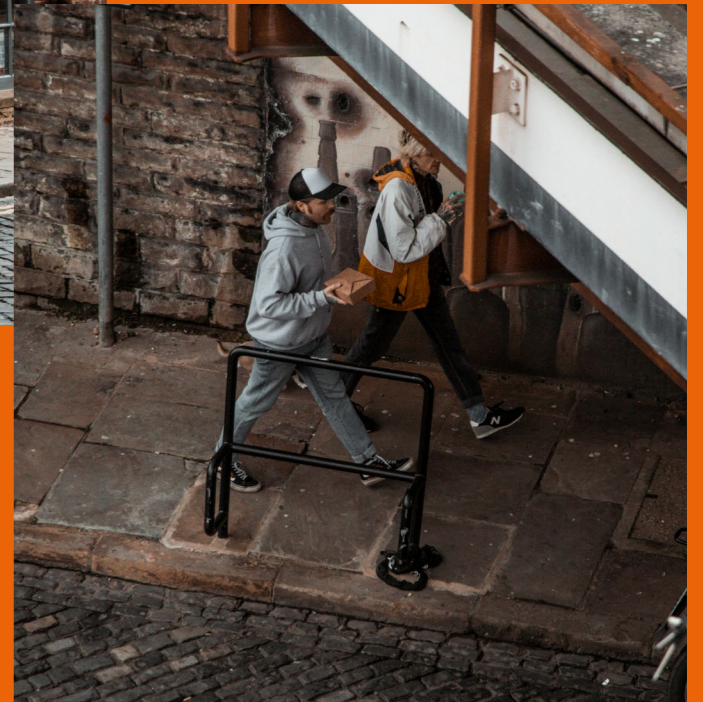


This vibrant quarter of Leeds is surrounded by trendy bars, independent boutiques and numerous great spots for food. From artisan coffees to craft ales, street foods to contemporary dining, you'll find a venue to suit within walking distance. This is unquestionably one of the best places in Leeds to work and entertain.

IN GOOD

COMPANY

The Calls occupies an ideal position in Leeds – adjacent to the waterfront and just a stone's throw from the core shopping area of the city. It's an attractive setting for any business to thrive with its cobbled streets and characterful heritage buildings providing an inspiring backdrop to your working day.





ALL ABOARD FOR

Founded in 1912, Wallace Arnold was one of the UK's largest Coach operators which transported holidaymakers around the continent and beyond. The company operated 200 coaches each day and employed close to 1,000 staff in its heyday.



Based in the heart of Leeds, their former station sat on 21 The Calls – one of the most sought after locations in the city. To pay tribute to the former coach station, we've proudly renamed the site 'The Coach Works'.

THE COACH WORKS

It's this heritage, together with the desirable address that has been pivotal to the carefully considered refurbishment which will provide characterful, contemporary workspace.



DON'T MISS

THE BUS

THE

COACH WORKS

LEEDS

Viewing is permitted through the joint letting agents.
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