

S O V
E R
E I G N
H O U
S E

1-2 South Parade /
Leeds LS1 5QL

PAST



Originally built in 1862 for The Bank of England, Sovereign House is a unique and striking Grade II listed property situated in the heart of the financial district of Leeds.

Embracing the original features the building has been reimagined to create a working environment that meets the needs of modern day businesses. Redesigned by award winning architects DLA Design, it will provide some of the city's best workspace.

Above: Exterior Façade Details

Right: Exterior Façade
Next Page: Reception



PRESENT

SovereignHouse

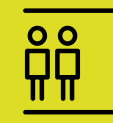


FUTURE

The reception and building amenities have all been replaced to the highest standard. New cycling storage, showers and WCs all ensure that the space supports the wellbeing of its occupants.



Welcoming, high quality reception



2x8 person passenger lifts



Secure, custom zonal, door access control system



New exposed services



New variable refrigerant flow air conditioning



Energy efficient pendant LED lighting with new intelligent control system



Raised access floors (2nd-4th)



Secure internal bicycle storage facilities

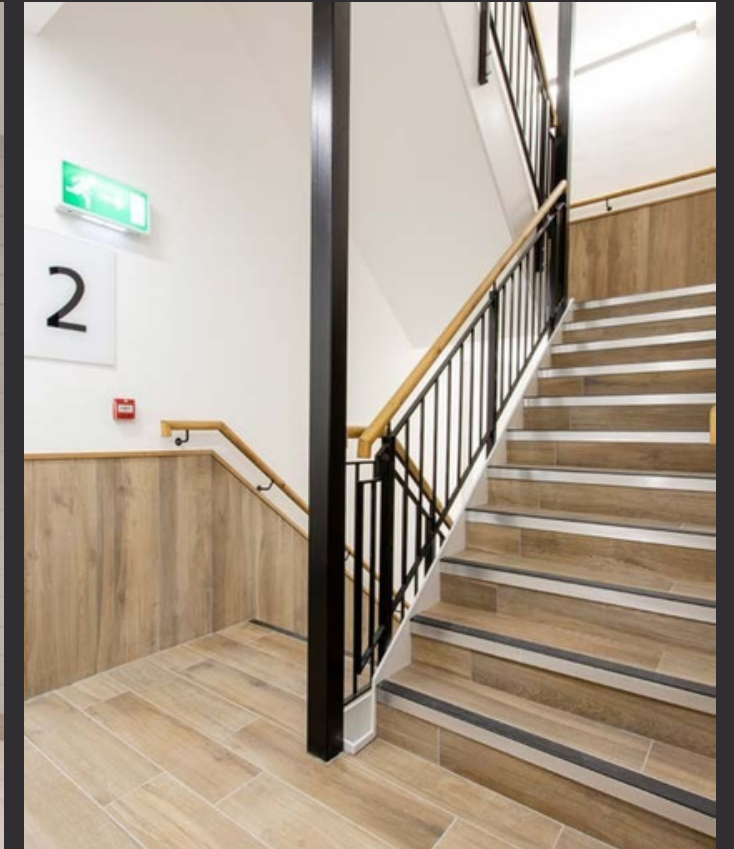


All new shower facilities



New contemporary WCs

FINISHED





Far Left: Headrow House
Left: Victoria Quarter
Below: Ibérica

VIBRANT

From coffee on-the-go to after-work drinks, there's always something great to discover. Bustling markets, artisan street food, cultural landmarks and trendy retailers all create an ideal work and social scene.

Right: Remedy Barbers
Far Right: The Alchemist



Far Left: Good Luck Club
Left: Bills

SOCIAL

LOCAL OCCUPIERS

- 01 Channel 4
- 02 Deloitte LLP
- 03 Lupton Fawcett
- 04 Redmayne Bentley
- 05 Softcat

COFFEE

- 06 200 Degrees Coffee
- 07 Bottega Milanese
- 08 Laynes Espresso
- 09 The Avenue
- 10 Club House

BARS

- 11 A Nation of Shopkeepers
- 12 Headrow House
- 13 North Bar
- 14 The Alchemist
- 15 The Domino

FITNESS

- 16 L1 Performance
- 17 Nuffield Health
- 18 PureGym
- 19 Trib3
- 20 The Gym Leeds

RESTAURANTS

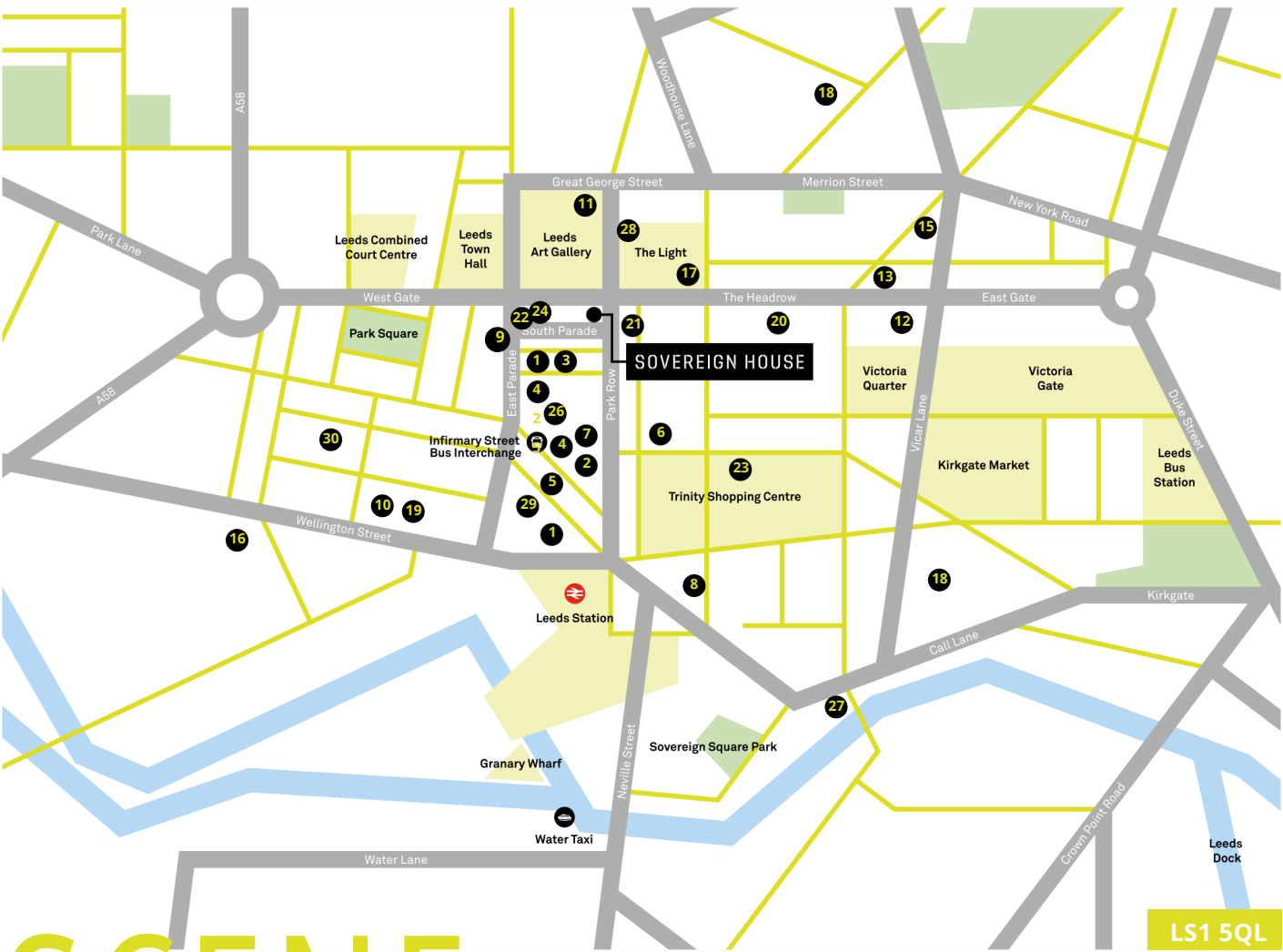
- 21 Gaucho
- 22 Olive Tree Brasserie
- 23 Flat Iron
- 24 San Carlos
- 25 Tattu

HOTELS

- 26 Dakota
- 27 Malmaison
- 28 Radisson Blu
- 29 Quebecs Hotel
- 30 The Chambers Serviced Apartments



Above: San Carlo



SCENE

LIGHT-FILLED

The office floors provide, light, airy, contemporary working environments that appeal to inspiring, dynamic and creative businesses.

Below:
Typical Upper Floor CGI

SPACE



FLEXIBLE

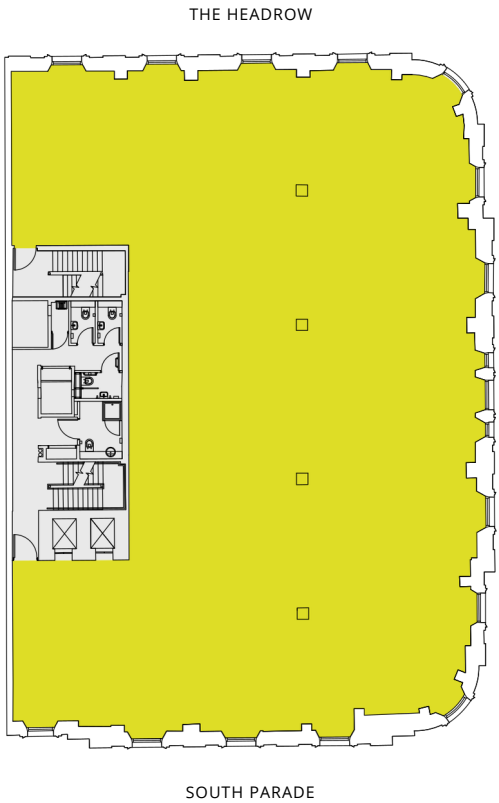


Floor	sq m	sq ft	Typical number of workstations
Fifth "Fully Fitted/Plug & Play"	274.6	2,956	30 - 35
Fourth	92.9	5,305	40 - 60
Third	574.5	6,184	48 - 75
Second	LET	LET	45 - 70
Total	1,909.6	20,555	

WORKING

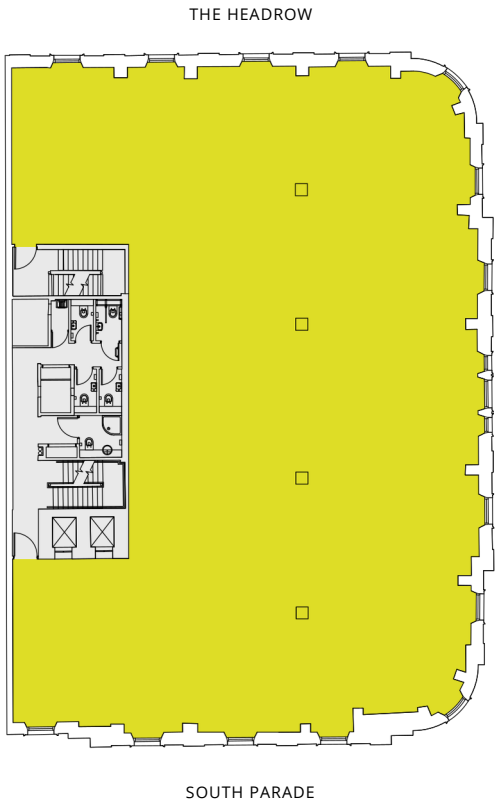
Second Floor

6,110sqft / 567.6 sq m



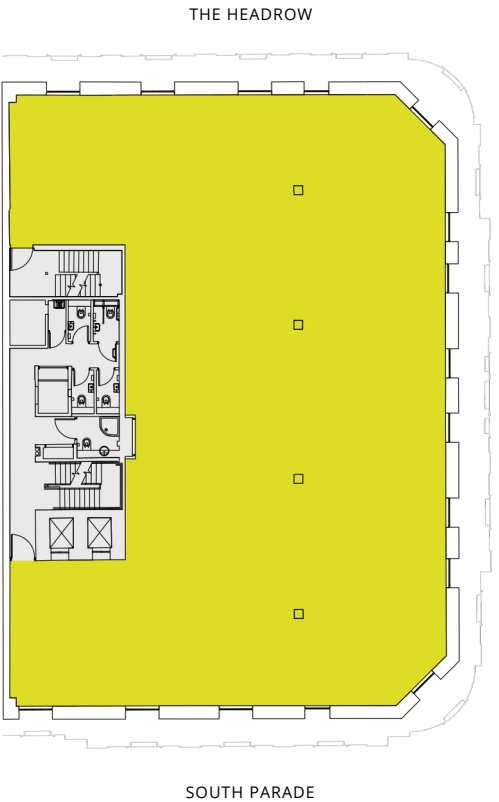
Third Floor

6,184sqft / 574.5 sq m



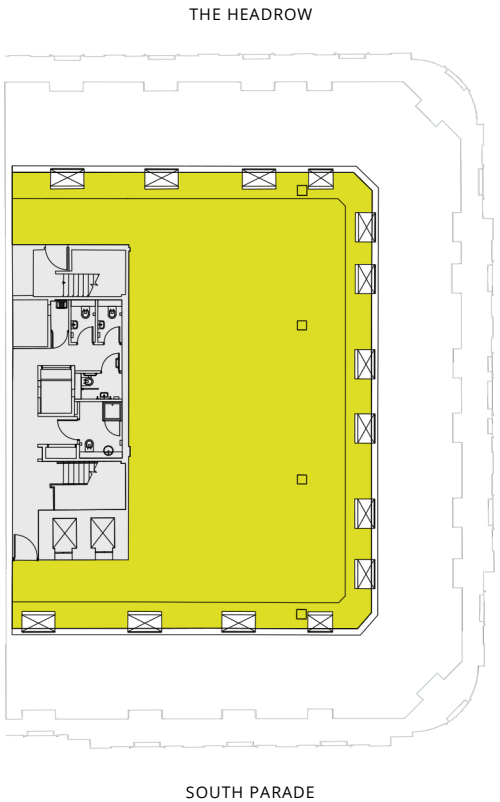
Fourth Floor

5,305sqft / 492.9 sq m



Fifth Floor

2,956sqft / 274.6 sq m



FEATURES



EXPOSED

Above: Typical Upper Floor

The floors are finished to the highest standard, with exposed services, air conditioning and energy efficient pendant LED lighting.

GET IN TOUCH



Terms

The floors area available to let by way of a new lease, terms for which are to be agreed, further details upon application.

Viewings

For more information or to arrange a viewing please contact the joint letting agents, WSB or Savills, contact details below.

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A Building owned and managed by:

