

S O V

1-2 South Parade
/ Leeds LS1 5QL

E R

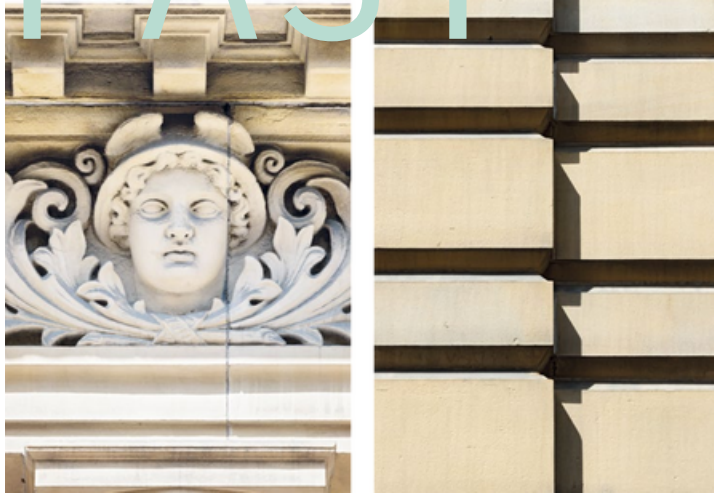
E I G N

H O U

S E

5th floor Suite
2,956 sq ft
Fully Fitted
"Plug & Play"

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 CGI



PRESENT

SovereignHouse



FUTURE

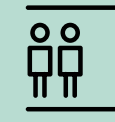
The reception and building amenities have all been upgraded to the highest standard. New cycling storage, showers and WCs all ensure that the space supports the wellbeing of its occupants.



Fully fitted
5th floor
workspace



Welcoming,
high quality
reception



2x8 person
passenger lifts



Secure, custom
zonal, door access
control system



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

FULLY

The 5th floor has been fully fitted to a excellent standard throughout and provides occupiers with 2,956 sq ft of considered workspace.

The floor features a generous number of workstations, alongside a variety of collaborative and breakout spaces.



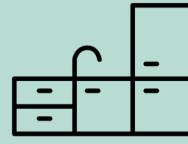
28 x open plan workstation



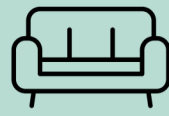
3 x focus booths



Collaboration, breakout and lounge areas



Kitchenette



Waiting area



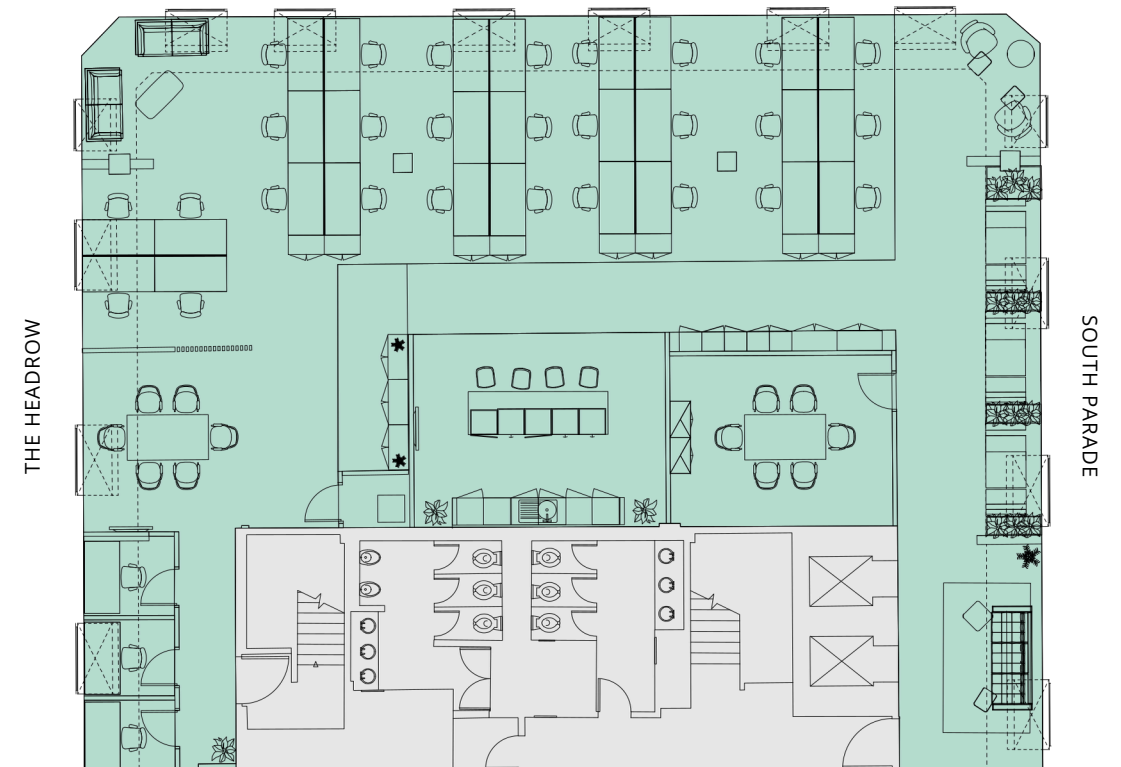
Sovereign House

Fifth Floor

2,956sqft/274.6sq m

FITTED

PARK ROW



● Office
● Core





WORK

SPACE



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 independent 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 Wolføx

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

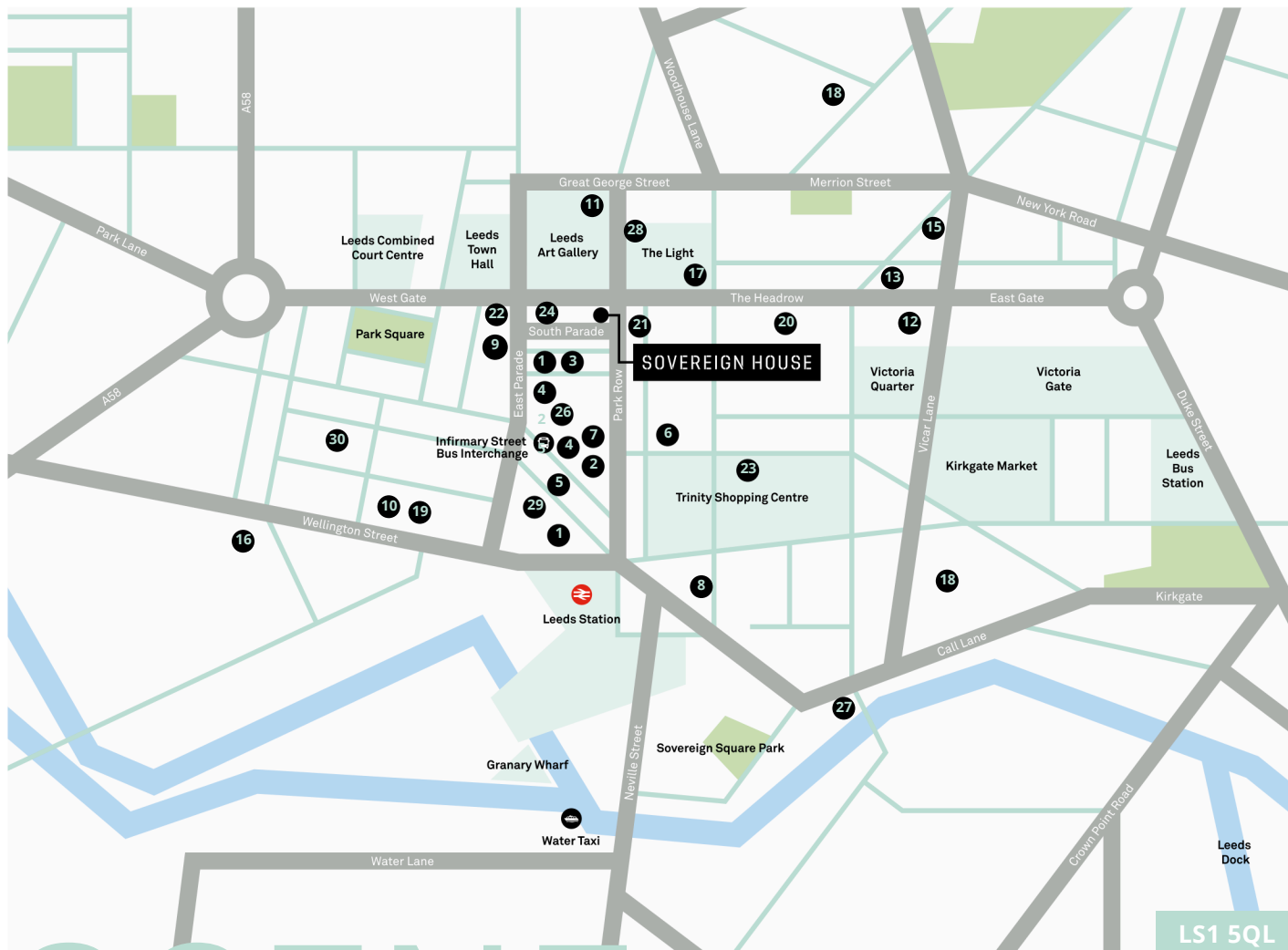
- 21 Gaucho
- 22 Olive Tree
- 23 Meat Liquor
- 24 San Carlos
- 25 Tattu

HOTELS

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



Above: San Carlo



SCENE

GET IN TOUCH



Terms

The fully fitted & Furnished 5th Floor suite is offered by way of a new lease, further details upon request

Viewings

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

Contact



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A Building owned and managed by:



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