VICTORIA WHARF

SOVEREIGN STREET

LEEDS

TO LET

GRADE A OFFICES SUITED TO YOU

825 - 4,590 SQ FT

(77 - 426 SQ M)

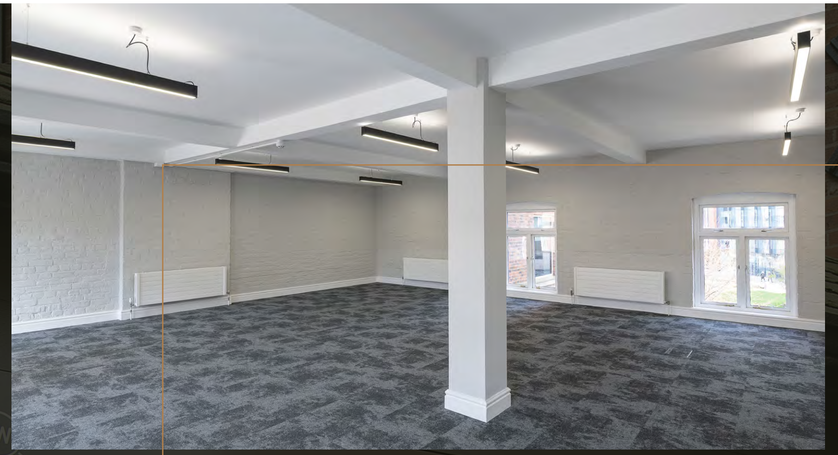


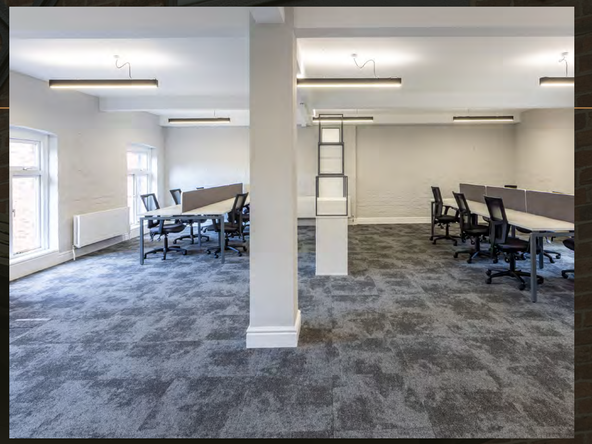
SOMETHING TO SUIT ALL REQUIREMENTS

FRESH, OPEN PLAN FOR YOU TO MAKE YOUR MARK

OR

FULLY FITTED, PLUG AND PLAY FOR YOU TO MOVE INTO TOMORROW

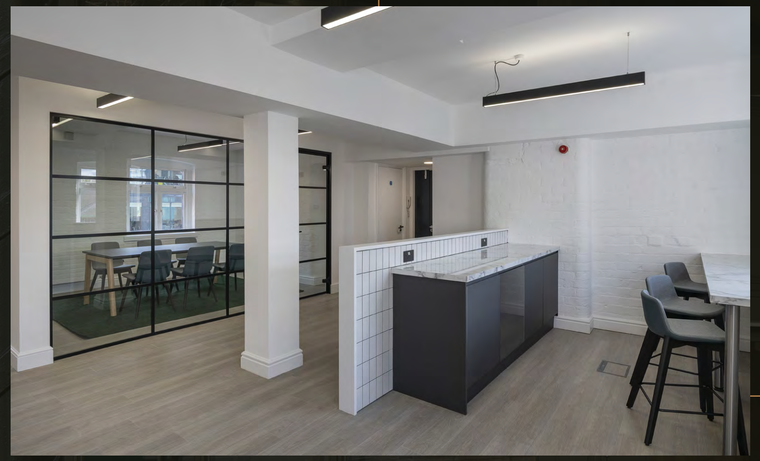






Victoria Wharf is a unique offering of contemporary offices within a Grade II listed, nineteenth-century riverside building, featuring exposed brickwork and period details that blend historic charm to provide a distinctive workspace for all.









SPECIFICATION

- SHOWER FACILITIES
- 13 PERSON PASSENGER LIFT
- GAS FIRED CENTRAL HEATING
- SECURE CYCLE STORAGE
- LED LIGHTING
- DOUBLE GLAZED WINDOWS
- ON-SITE PARKING
- CONTEMPORARY ENTRANCE AND RECEPTION AREA
- PERIMETER TRUNKING AND FLOOR BOXES
- STYLISH MALE AND FEMALE WC'S
- COMMUNAL KITCHEN FACILITY
- OPERATES THROUGH NETWORK CONTROL GROUP (NCG)*

*The offices have pre-installed IT services already in the building with installation times under two weeks. Optimum connectivity is guaranteed via The Network Control Group with plug and play solutions available. Tenants will benefit from speeds up to 100Mbps and have their own separate and secure lines. All network contracts come with support, maintenance and monitoring.

Network Control Group

GRADE A OFFICES SUITED TO YOU VICTORIA WHARF

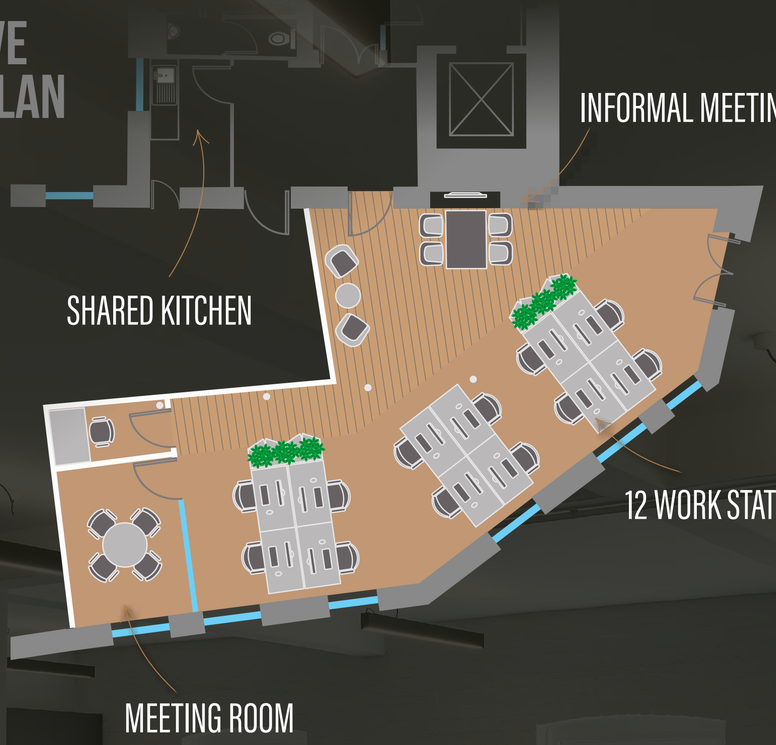
1ST FLOOR

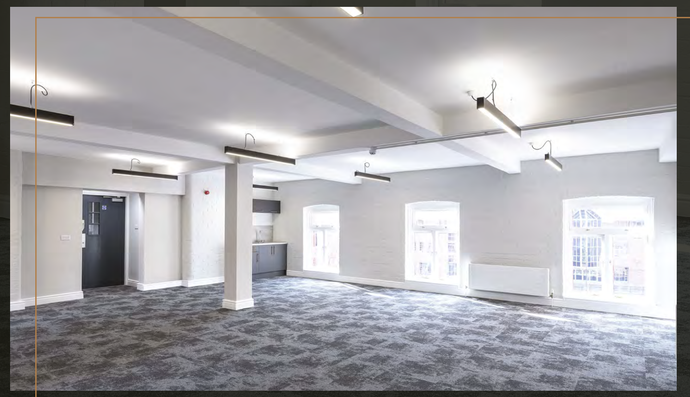
MAKE A FRESH START

AN EMPTY SUITE READY FOR YOU TO MAKE YOUR MARK



INDICATIVE FIT OUT PLAN





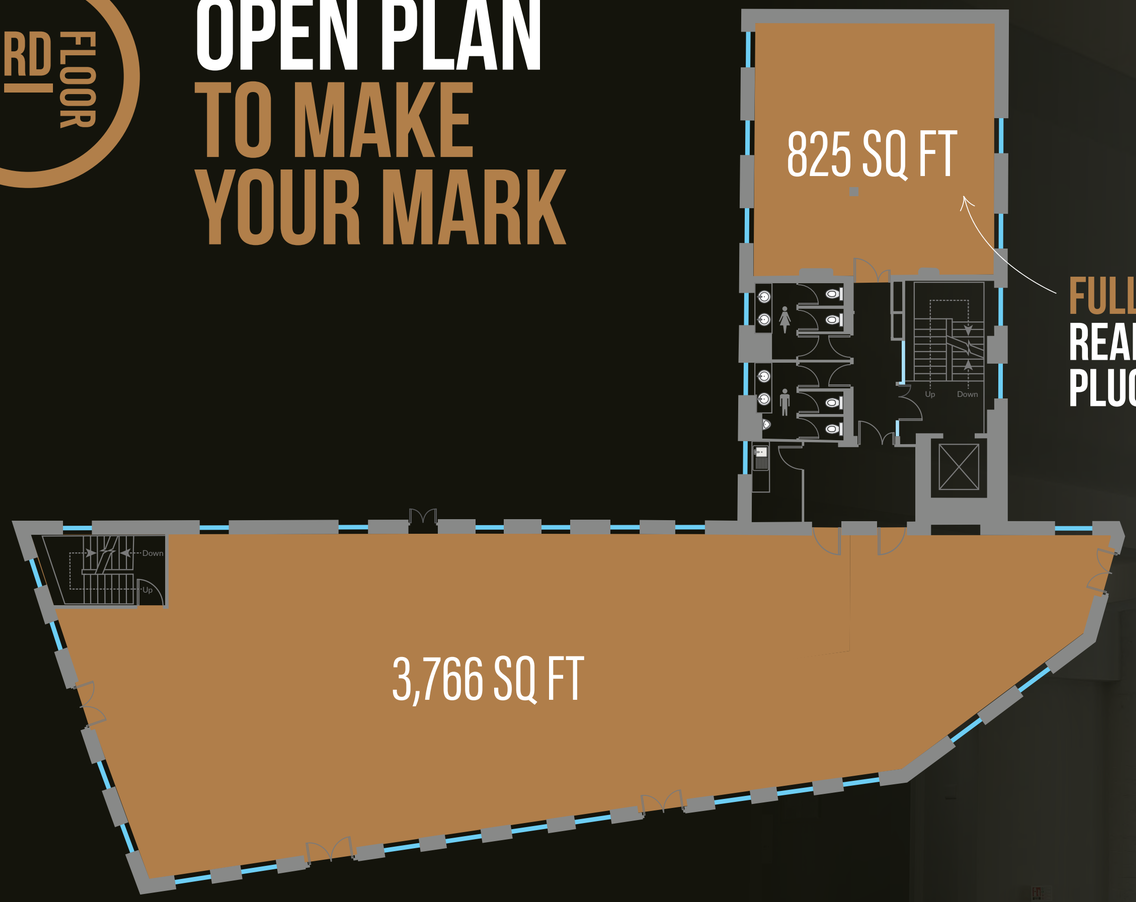


879 SQ FT (82 SQ M)

GRADE A OFFICES SUITED TO YOU VICTORIA WHARF

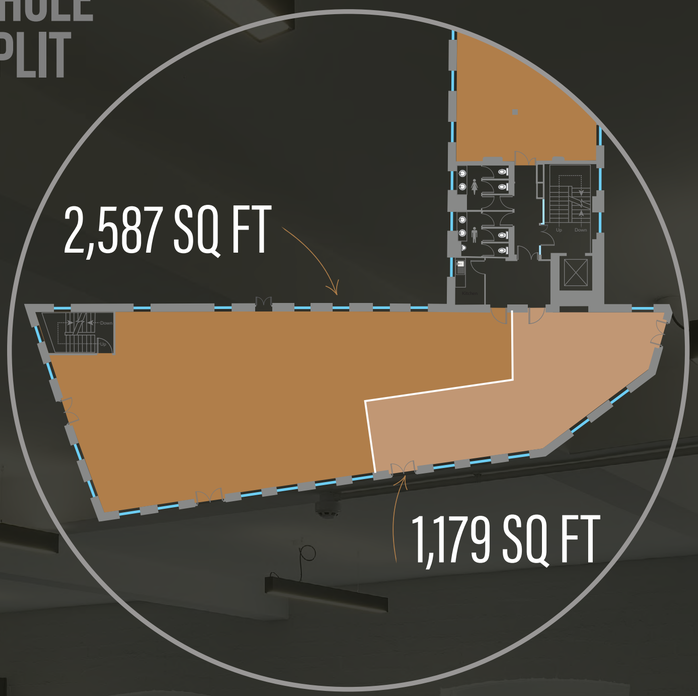
3RD FLOOR

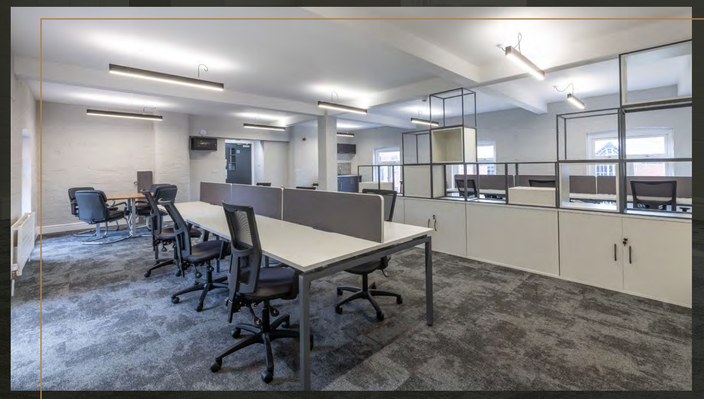
OPEN PLAN TO MAKE YOUR MARK



FULLY FITTED
READY FOR
PLUG AND PLAY

TAKE AS A WHOLE
OR CAN BE SPLIT







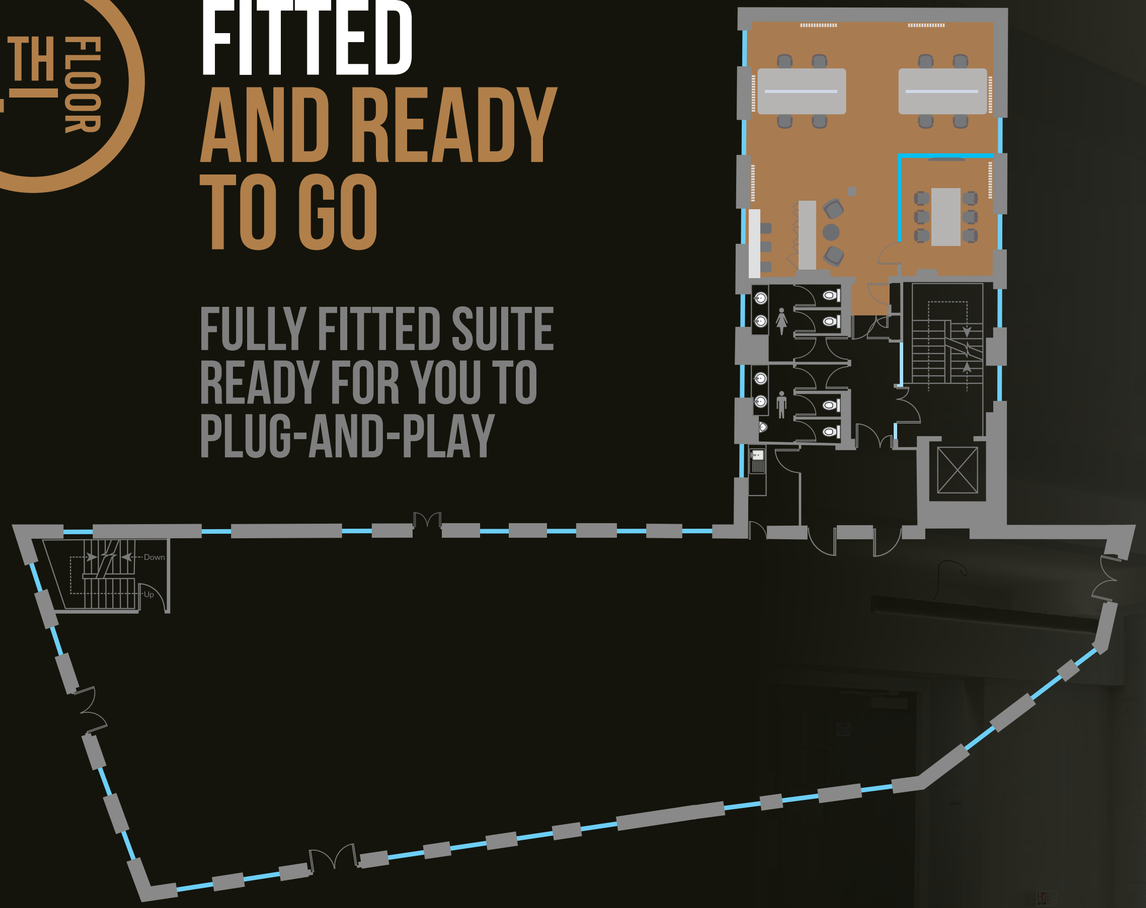
825 - 4,590 SQ FT (77 - 426 SQ M)

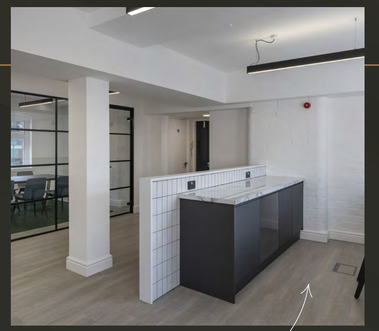
GRADE A OFFICES SUITED TO YOU VICTORIA WHARF

4TH FLOOR

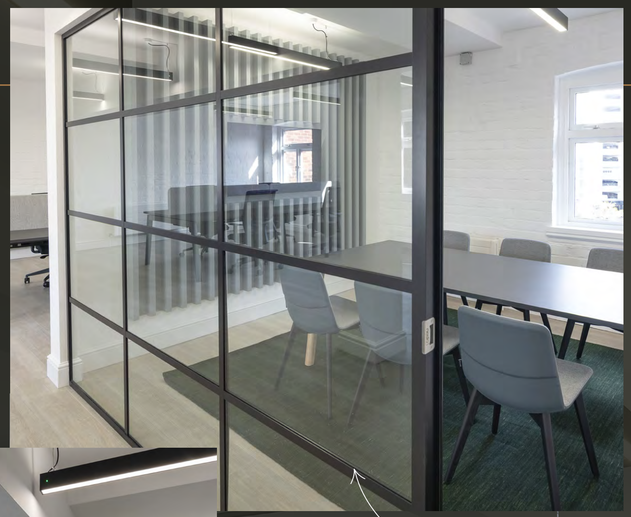
FITTED AND READY TO GO

FULLY FITTED SUITE READY FOR YOU TO PLUG-AND-PLAY





RELAXING WORKING ENVIRONMENT WITH BREAK-OUT EATING AREA



SPACE FOR 6 IN THIS FULLY EQUIPPED MEDIA/ MEETING ROOM



FULL FIT OUT

825 SQ FT (77 SQ M)

Up on the fourth floor, awaits the amazing suite that has everything you need to get started, perfect for a busy team to get underway. The tenant will benefit immediately from high quality fixtures and fittings. Stylish chairs, cool desks and smart storage are all ready for you to use right away.

GRADE A OFFICES SUITED TO YOU VICTORIA WHARF

RIVERSIDE LOCATION

Located in the centre of Leeds means business opportunities, shopping, entertainment and nightlife are all first class. With eateries such as Raymond Blanc's Brasserie Blanc on the ground floor, Bibi's Italian a short walk away and a number of artisan style cafés in the vicinity, leisure venues are in plentiful array. Trinity Leeds and the main retail core is less than a five minute walk, and Leeds Railway Station is just around the corner.

Furthermore, directly outside is the public realm on Sovereign Street, a perfect place for your staff to sit and relax during their lunch hour.



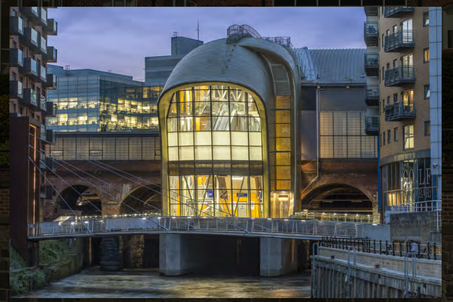




















LS1 4BA



1. BRASSERIE BLANC
2. CAFFÈ NERO
3. CO-OP
4. BIBI'S
5. MALMAISON HOTEL
6. FAZENDA
7. WATER LANE BOATHOUSE
8. DOUBLE TREE BY HILTON
9. THARAVADU
10. THE BREWERY TAP
11. CHAOPHRAYA
12. ARCHIE'S BAR & KITCHEN
13. LITTLE BAO BOY
14. NORTH BREWING CO
15. RUDY'S PIZZA NAPOLETANA

VICTORIA WHARF
SOVEREIGN STREET
LEEDS

GRADE A OFFICES SUITED TO YOU VICTORIA WHARF

TERMS

The suites are available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed. Further information available on request.

EPC

This property's current energy rating is B38.

VIEWINGS

For further information or to arrange a viewing, please contact either of the joint letting agents.

ALL ENQUIRIES

CARTER TOWLER
0113 245 1447
www.cartertowler.co.uk

JAMES JACKSON
jamesjackson@cartertowler.co.uk

CLEM MCDOWELL
clemmcdowell@cartertowler.co.uk

CBRE
0113 394 8800
www.cbre.co.uk

ELLIE MCCOLLIN
ellie.mccollin@cbre.com

CLAIR MCGOWAN
clair.mcgowan@cbre.com

savills.co.uk
savills
0113 244 0100

TOBY NIELD
toby.nield@savills.com

HANNAH COLEMAN
hannah.coleman@savills.com



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.Carter Towler, CBRE ans Savills on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler, CBRE or Savills has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is October 2026.

Designed and Produced by Andersons - 0113 274 3698 - aapm.co.uk