

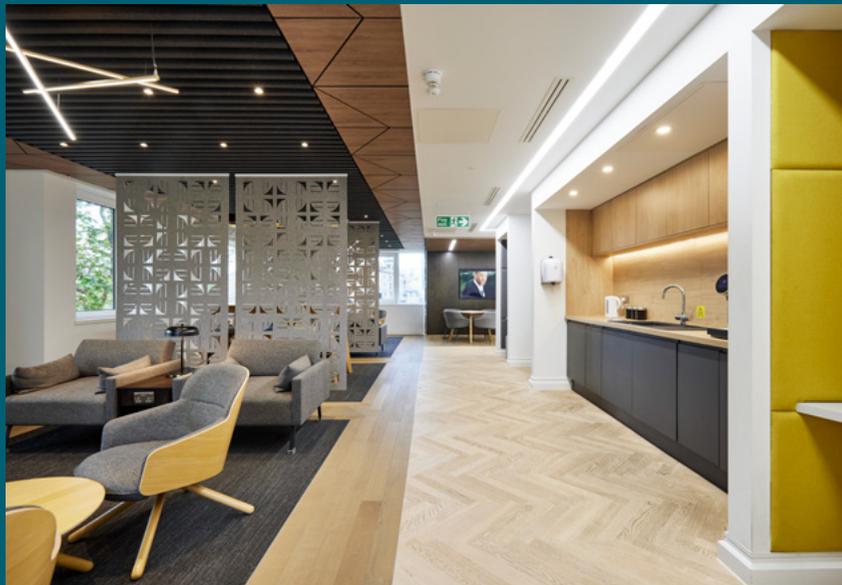


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EMBANKMENT
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ONE EMBANKMENT, NEVILLE STREET, LEEDS LS1 4DW

ONE SUPERB OPPORTUNITY

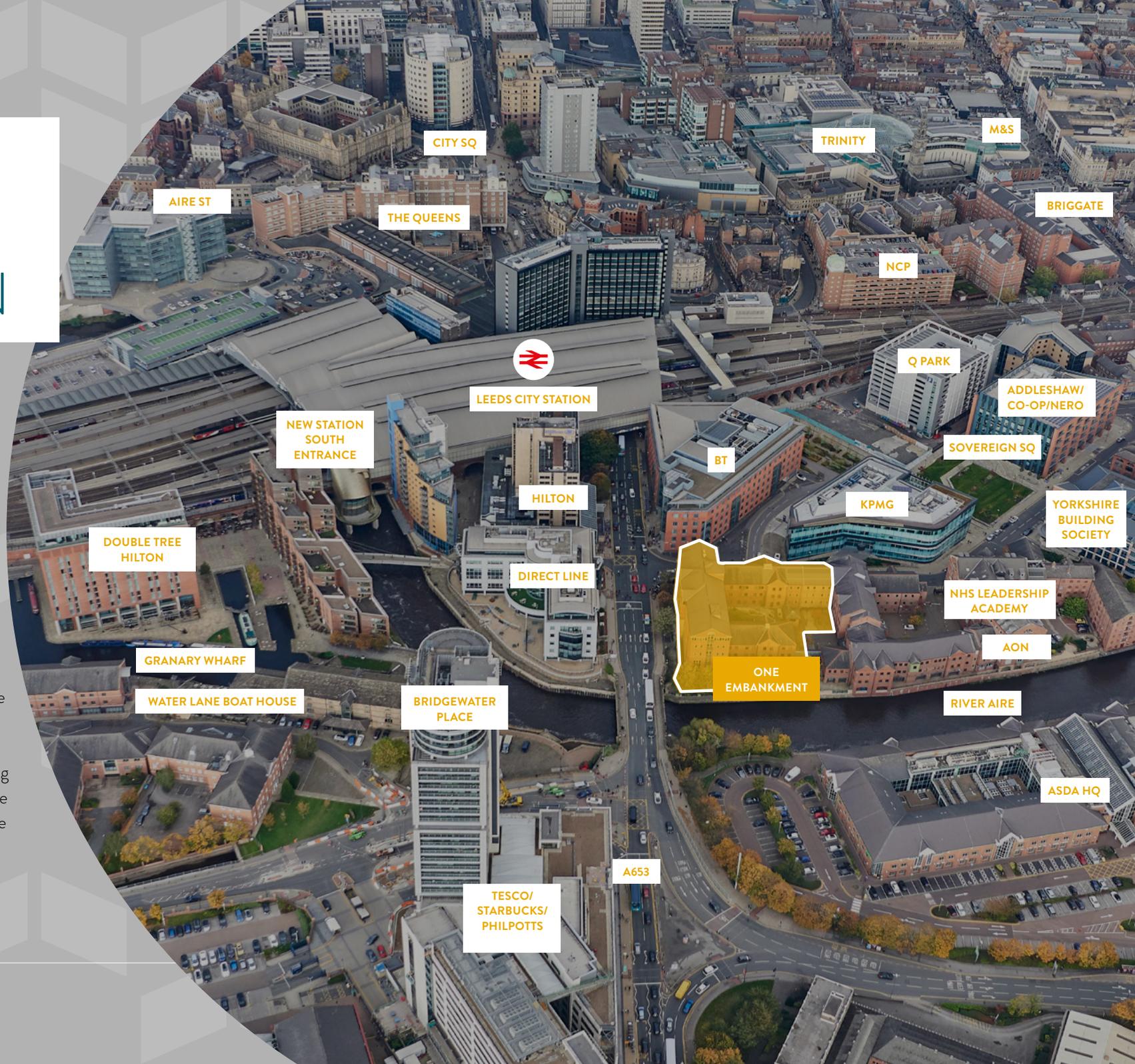
One Embankment provides high quality riverside office accommodation benefiting from existing fit out.



Arranged over lower ground, ground and four upper floors, the building provides high quality floorplates wrapped around a new landscaped courtyard. The southern elevation also enjoys attractive views of the River Aire.

The reception area provides an impressive double height glazed entrance that leads directly on to the shared business lounge, which in turn provides access to a riverside terrace.

ONE PRIME POSITION



AIRE ST

CITY SQ

TRINITY

M&S

THE QUEENS

BRIGGATE

NCP



LEEDS CITY STATION

Q PARK

ADDLESHAW/
CO-OP/NERO

NEW STATION
SOUTH
ENTRANCE

SOVEREIGN SQ

BT

HILTON

KPMG

YORKSHIRE
BUILDING
SOCIETY

DOUBLE TREE
HILTON

DIRECT LINE

NHS LEADERSHIP
ACADEMY

AON

GRANARY WHARF

WATER LANE BOAT HOUSE

BRIDGEWATER
PLACE

ONE
EMBANKMENT

RIVER AIRE

ASDA HQ

A653

TESCO/
STARBUCKS/
PHILPOTTS

An outstanding opportunity to acquire river front offices with parking.

One Embankment benefits from being located at the southern gateway to the city centre, two minutes walk from the new southern entrance to Leeds city railway station.

ONE FLOURISHING ECONOMY



1. MPS
2. ASDA HQ
3. EVERSHEDS
4. DIRECT LINE GROUP
5. BT
6. KPMG
7. ADDLESHAW GODDARD
8. LUPTON FAWCETT
9. AON
10. BJSS
11. QUOD PLANNING
12. BLACKS
13. CBRE | CAPSTICKS | SOFTCAT
14. DELOITTE
15. PINSENT MASON'S | BARCLAYS | GILLBANKS
16. LEEDS BUILDING SOCIETY



ONE CONVENIENT POSITION

One Embankment is spoilt by its location and proximity to a host of excellent amenities, hotels, restaurants and leisure facilities.

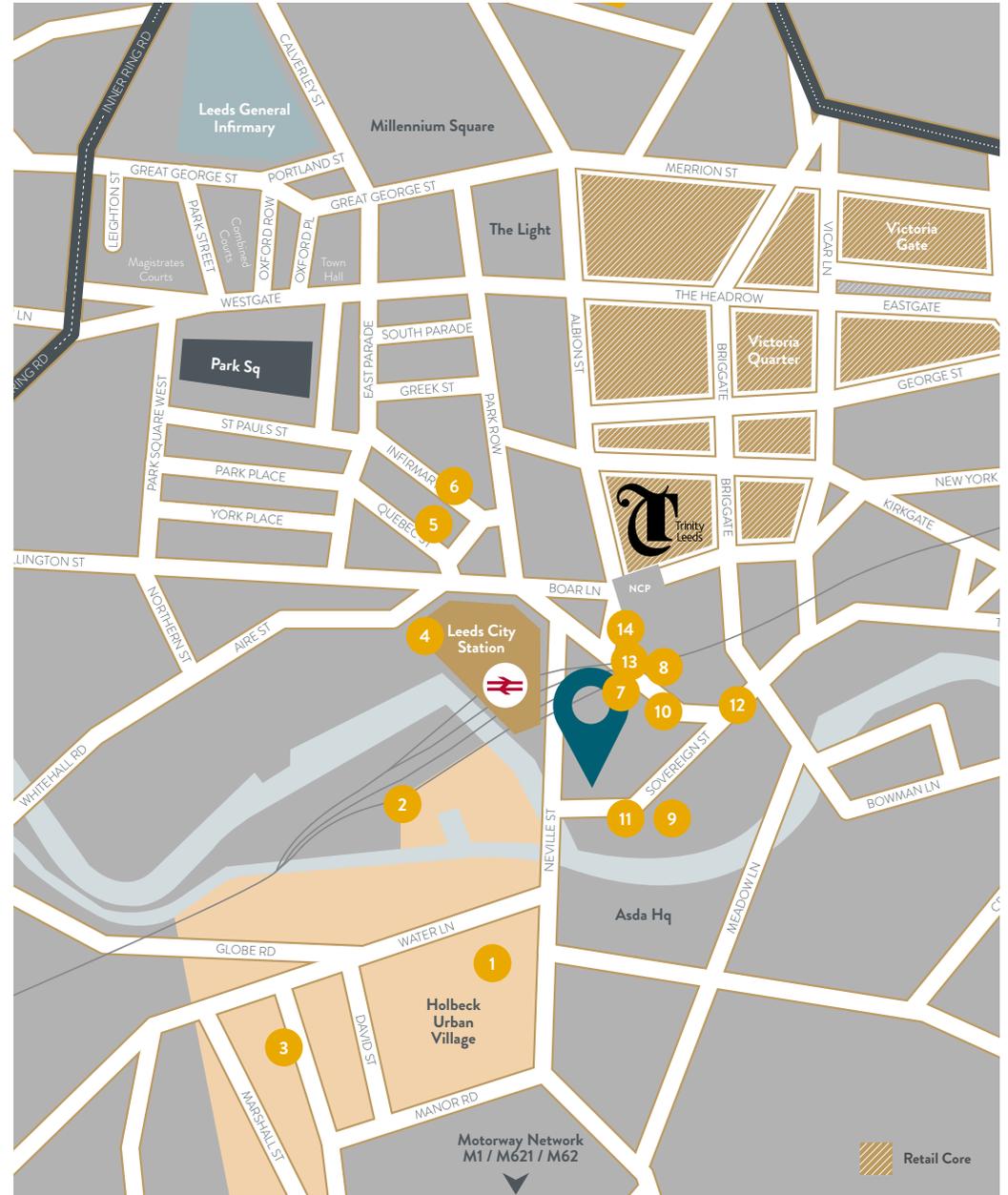
The adjacent Sovereign Square provides landscaped gardens and a Caffé Nero and Co-Op. In addition, One Embankment is a five minute stroll to Trinity Leeds with the John Lewis development at Victoria Gate a further five minutes.

1. STARBUCKS | TESCO EXPRESS | PHILPOTTS | TABEYO
2. THE HOP | FAZENDA | DOUBLE TREE BY HILTON | SALT GRANARY WHARF | ARCHIE'S BAR & KITCHEN | GRANARY EXPRESS | WATER LANE BOAT HOUSE
3. THE CROSS KEYS | BOMBA | THE MIDNIGHT BELL
4. M&S SIMPLY FOOD | BOOTS | SAINSBURY'S LOCAL | WHS
5. RESTAURANT BAR & GRILL

To the south-east in a five minute walk is the Crown Point retail park where you will find M&S, NIKE, NEXT, TK MAXX and ASDA.

Located two minutes further to the south is Bridgewater Place where you will find Anytime Gym, Tesco Express and more.

6. BANYAN
7. BIBI'S
8. CHAOPHRAYA
9. BRASSERIE BLANC
10. CAFE NERO | CO-OP | NORTH TAPROOM
11. NORTH STAR COFFEE
12. MALMAISON
13. TRAVELODGE
14. LEEDS MARRIOTT



ONE LANDMARK LOCATION



ONE HIGH SPEC BUILDING



Proposed Specification:

1. FULLY REFURBISHED
2. FULL ACCESS RAISED FLOORS
3. VRF COMFORT COOLING
4. SUSPENDED CEILINGS
5. LED LIGHTING
6. DOUBLE HEIGHT ENTRANCE RECEPTION
7. IMPRESSIVE BUSINESS LOUNGE
8. DOUBLE GLAZED WINDOWS
9. NEW COURTYARD GARDEN AREA
10. WIFI
11. MALE, FEMALE AND DISABLED WC FACILITIES TO EACH FLOOR
12. ATTRACTIVE VIEWS OF THE RIVER AIRE
13. 46 CAR PARKING SPACES (43 UNDER BUILDING AND 3 IN THE ADJACENT COURTYARD)
14. NEW SHOWER FACILITIES

Accommodation Schedule:

One Embankment provides the following approximate net lettable floors areas:

FLOOR	SQ FT	SQ M
LOWER GROUND	LET	LET
GROUND		
RECEPTION	1,012	94.05
BUSINESS LOUNGE	1,991	185.04
OFFICES	LET	LET
FIRST	6,375	592.26
SECOND	LET TO INTERACTIVE INVESTOR	
THIRD	LET TO INTERACTIVE INVESTOR	
FOURTH	5,188	481.98
TOTAL	11,560	1,074

Available on a floor by floor basis.

ONE MODERN INTERIOR

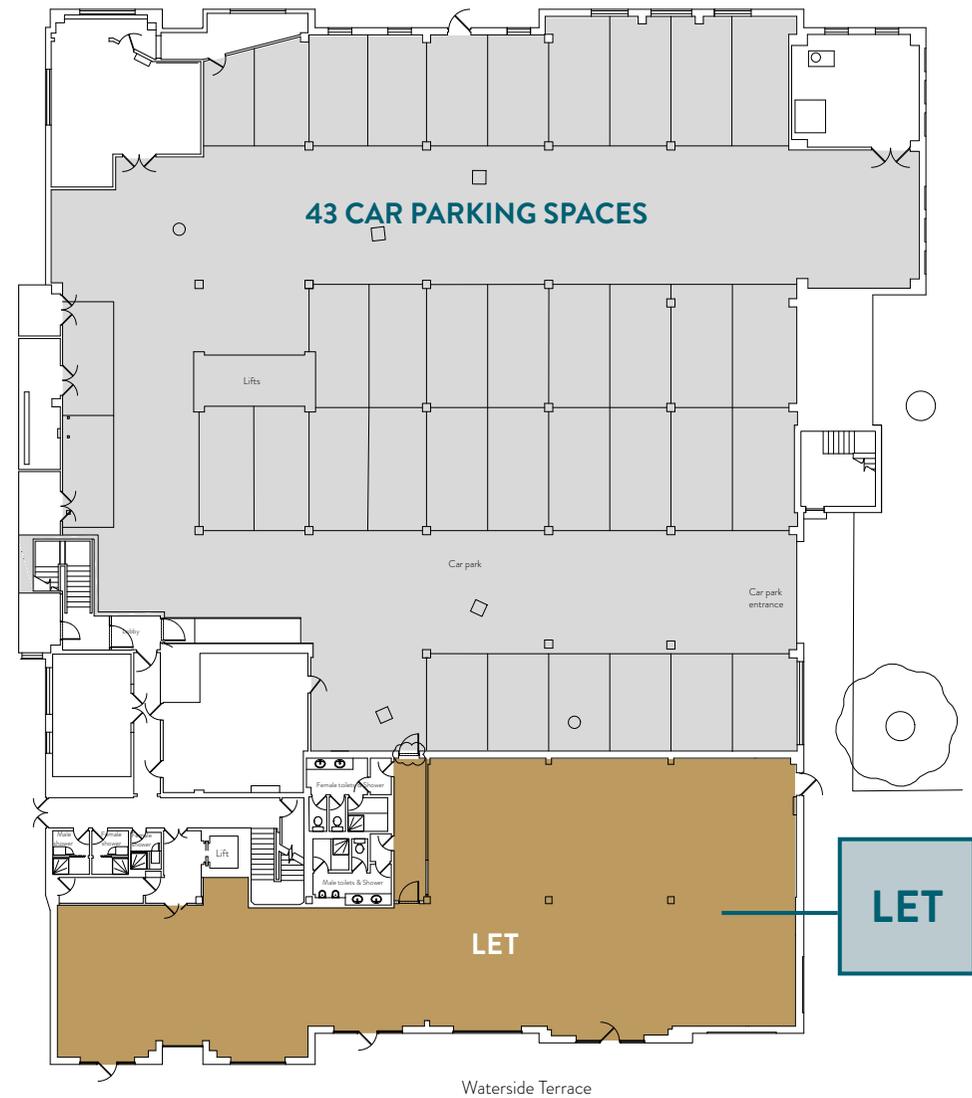


ONE PRESTIGIOUS BUSINESS LOUNGE

The business lounge offers a superb amenity for the building giving employees and visitors an area to relax and hold informal meetings. The interior is designed with a contemporary finish.

LOWER GROUND FLOOR

3,957 sq ft (367.66 sq m)



GROUND FLOOR

Suite A:

6,814 sq ft (633 sq m)

Suite B:

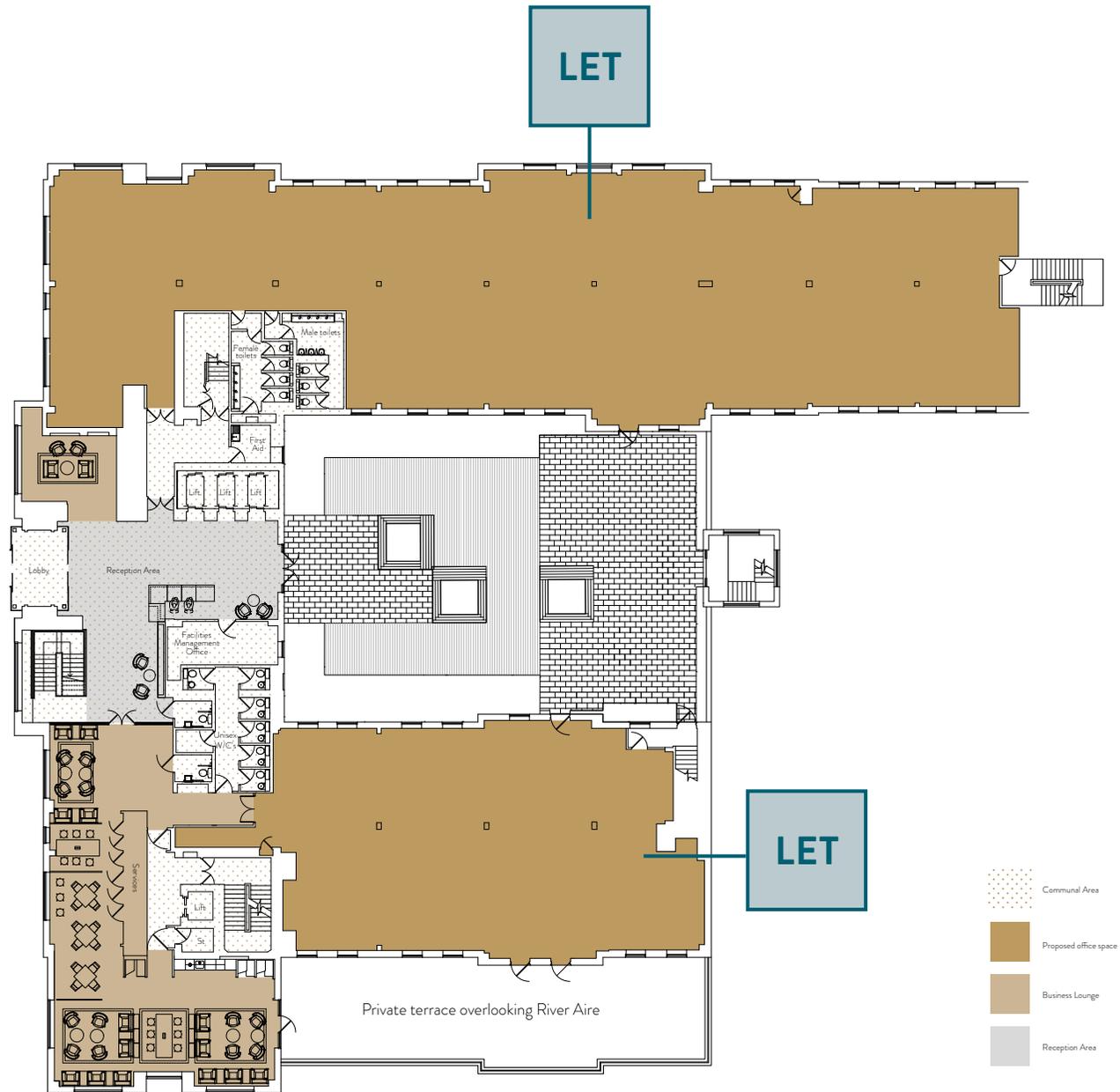
3,089 sq ft (287 sq m)

Reception:

1,012 sq ft (94.05 sq m)

Business Lounge:

1,991 sq ft (185.04 sq m)



FIRST FLOOR

Suite A:

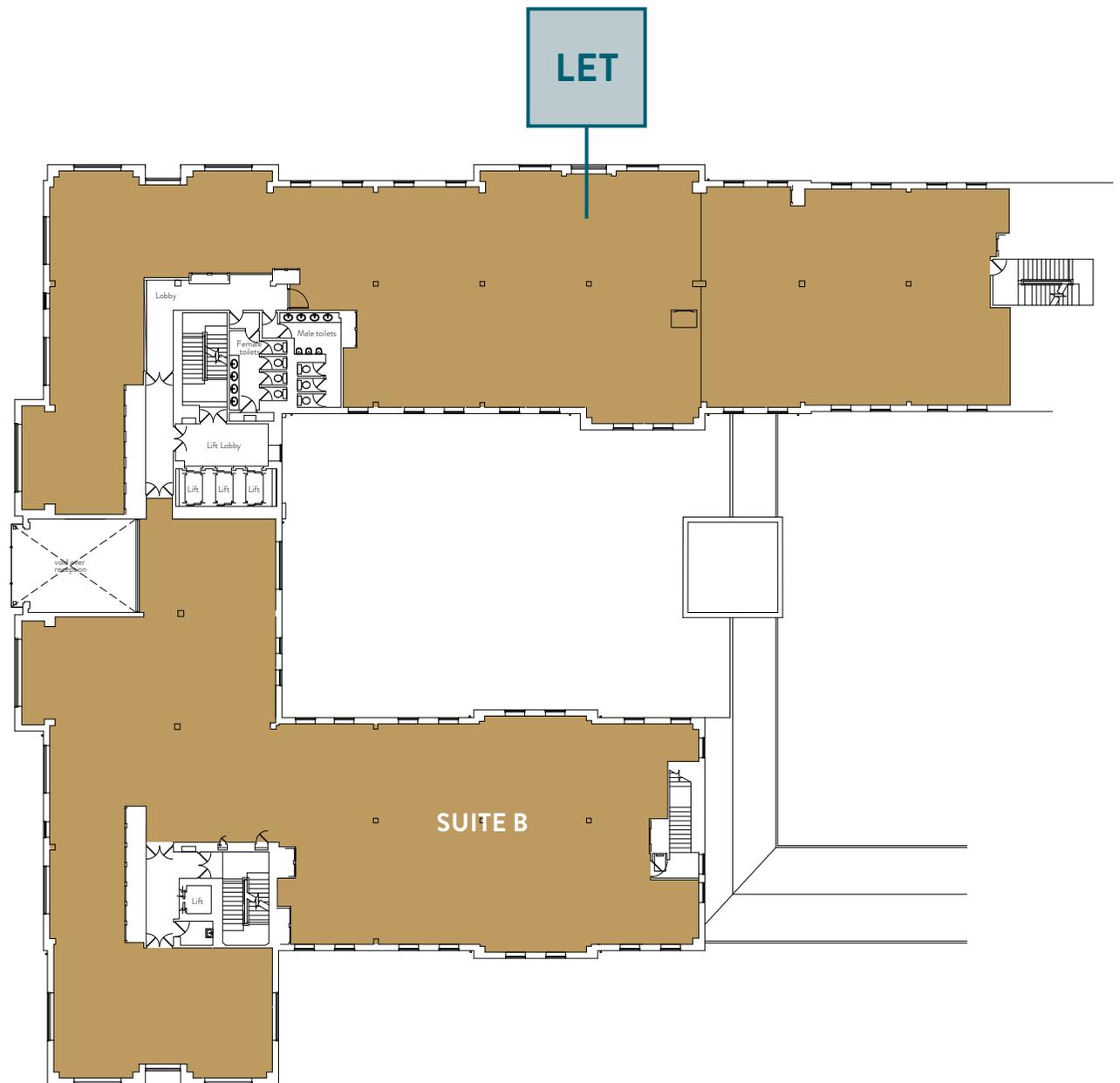
6,796 sq ft (631.38 sq m)

Suite B:

6,375 sq ft (592.26 sq m)

Total:

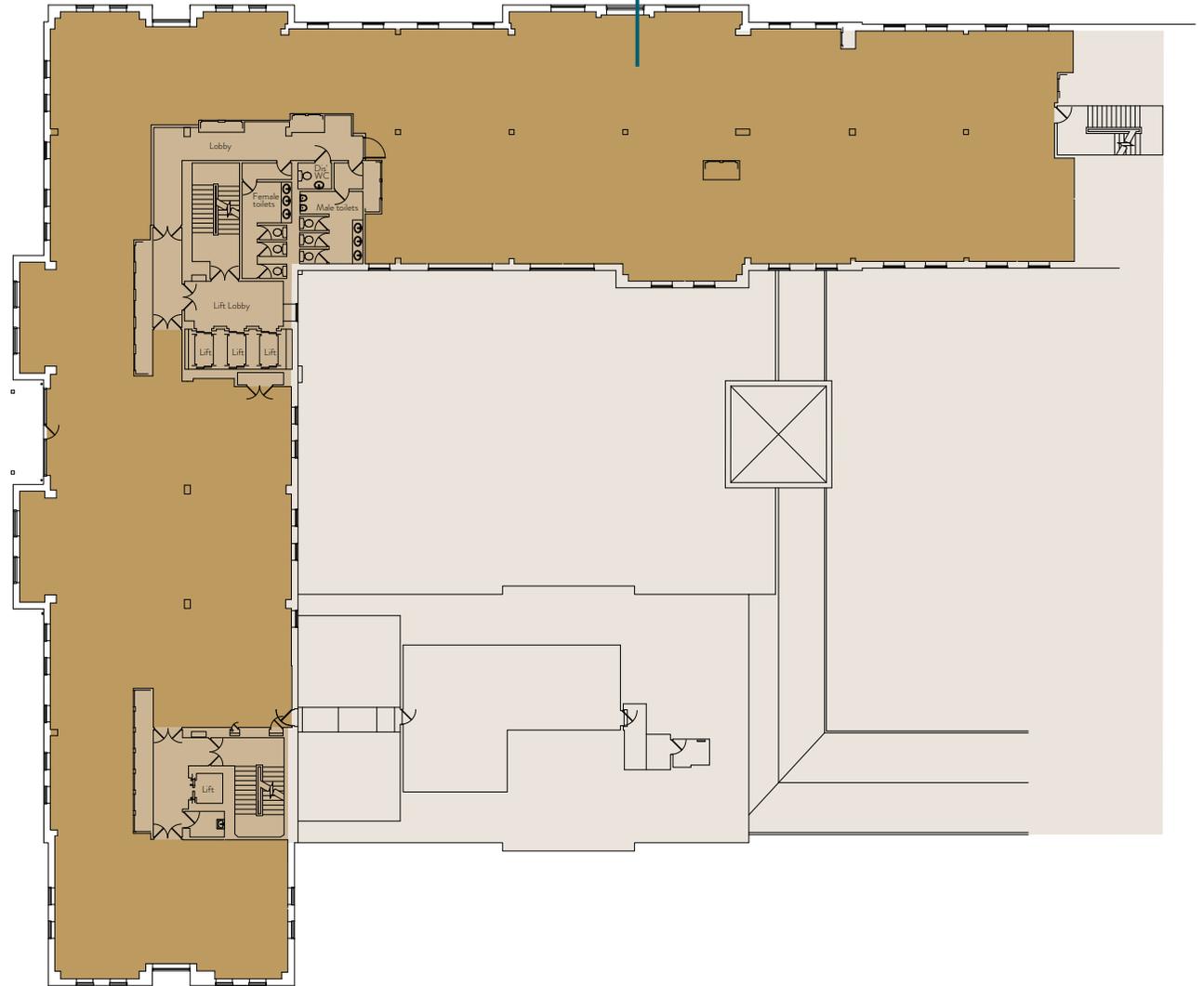
13,171 sq ft (1,223.64 sq m)



SECOND FLOOR

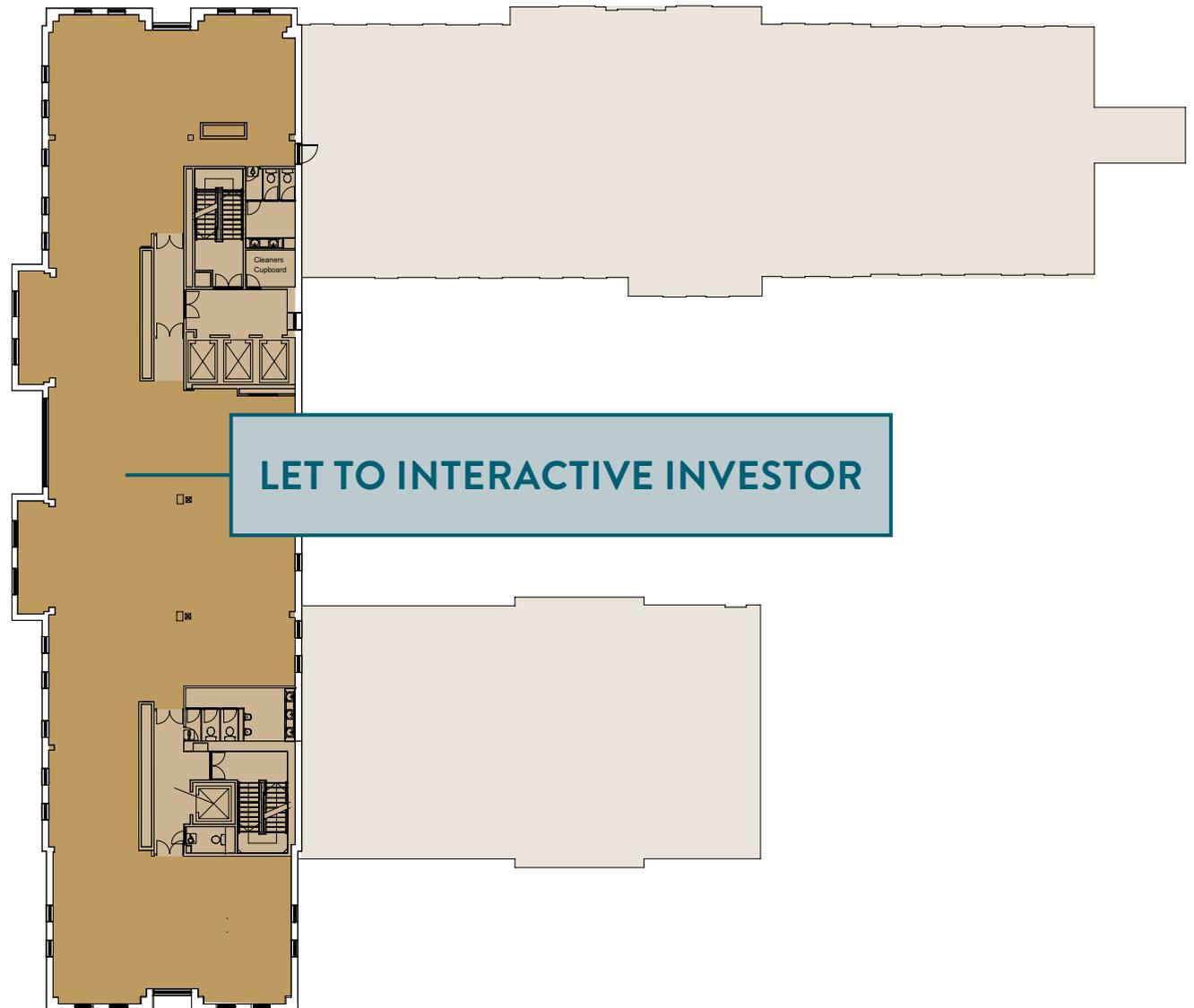
10,373 sq ft (963.75 sq m)

LET TO INTERACTIVE INVESTOR



THIRD FLOOR

5,426 sq ft (504.14 sq m)



FOURTH FLOOR

5,188 sq ft (481.98 sq m)



FURTHER INFORMATION

Tenure:

The property is available to let on a new FRI lease.

Legal Fees

Each party will be responsible for their own legal and professional fees incurred with this transaction.

EPC

The property has been assessed as an EPC (B). A copy of the certificate is available from the joint letting agents.

Rent on Application

Rental per sq ft available on application.

one.thebankment.com



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