



3

embankment

Sovereign Street Leeds LS1 4BJ



PRIME RIVERSIDE GRADE A OFFICES  
2,507 SQ FT - 33,281 SQ FT

FULLY REFURBISHED

This prime riverside, five-storey brick fronted Grade A office building, has been comprehensively refurbished to provide high-quality, contemporary workspace. A striking reception and business lounge create a welcoming environment, with well designed common areas throughout.

Open plan CAT A office suites providing modern, efficient workspace from 2,507 - 33,281 sq ft in a prestigious setting.



- 5 Handelsbanken
- 4
- 3
- 2 Aon
- 1 Aon
- G

SPACE  
ALL YOU NEED IN AN OFFICE

# FOR YOU

THE VERY BEST

3 Embankment offers a Grade A specification benefitting from:



RECONFIGURED  
RECEPTION AND  
ENTRANCE DOORS



NEW STATE OF THE  
ART BUSINESS LOUNGE



REFURBISHED WCS,  
LIFT LOBBIES AND LIFT  
CARRIAGES



REFURBISHED SUITES TO  
A 'CAT A' SPECIFICATION  
(FURNITURE PACKAGES  
AVAILABLE)



EPC B RATING



EXPOSED SERVICES  
THROUGHOUT



\*NCG FIBRE BACKBONE  
IN THE BUILDING



NEW VRV AIR  
CONDITIONING



LED LIGHTING  
WITH PIR SENSORS



OPEN PLAN  
ACCOMMODATION



NEW CYCLE HUB  
WITH LOCKERS AND  
CHANGING FACILITIES



ON-SITE CAFE



FULLY ELECTRIC  
BUILDING



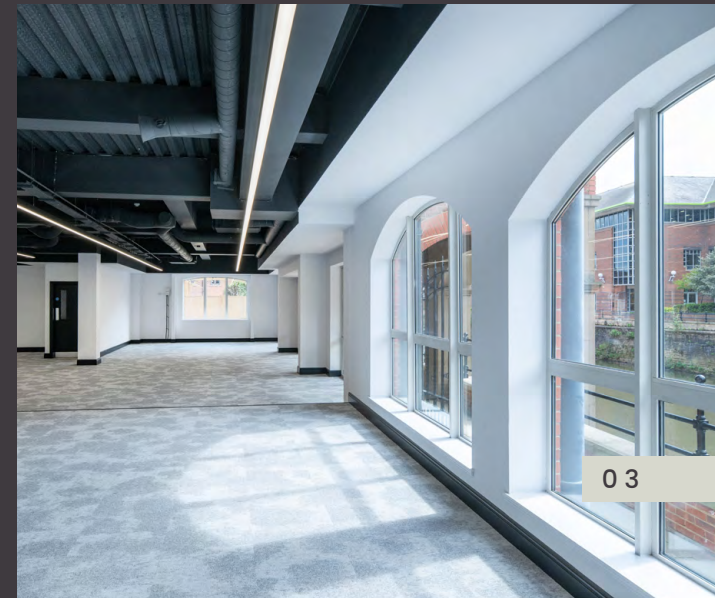
ON-SITE CAR  
PARKING SPACES



NEW SHOWER  
FACILITIES



COMMUNAL RIVERSIDE  
TERRACE AND SUITE  
BALCONIES



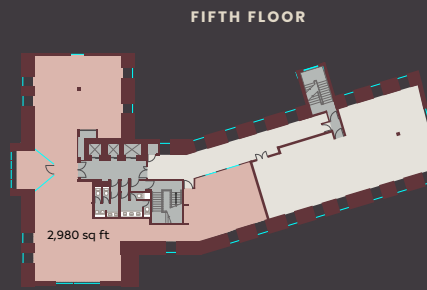
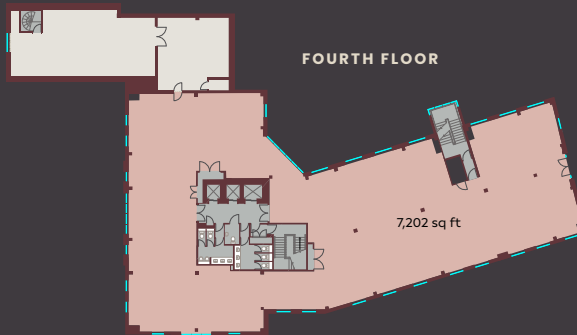
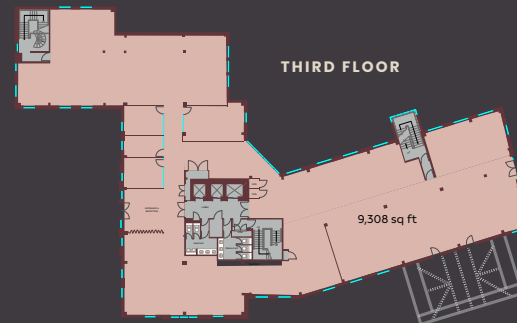
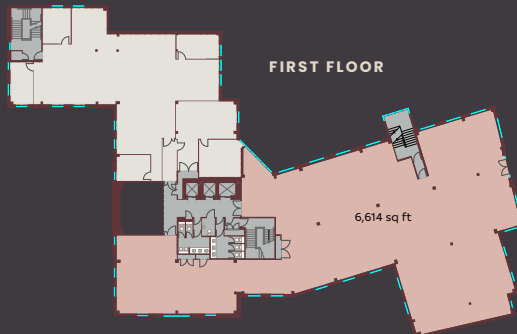
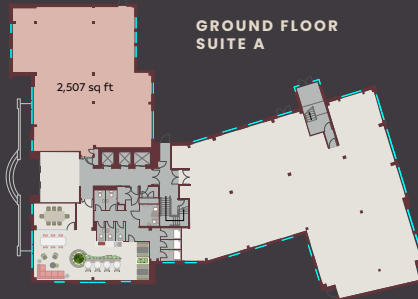
\* The offices have pre-installed IT services optimum connectivity is guaranteed via The Network Control Group with plug and play solutions available.

# STRATEGICALLY CRAFTED

Suites available from  
2,507 to 33,281 sq ft

AVAILABILITY	SQ FT	SQ M
Ground Floor Suite A	2,507	232.9
Ground Floor Suite B	4,670	433.8
First Floor	6,614	614.4
Third Floor	9,308	864.7
Fourth Floor	7,202	669.0
Fifth Floor	2,980	276.8
<b>TOTAL</b>	<b>33,281</b>	<b>3,091.6</b>

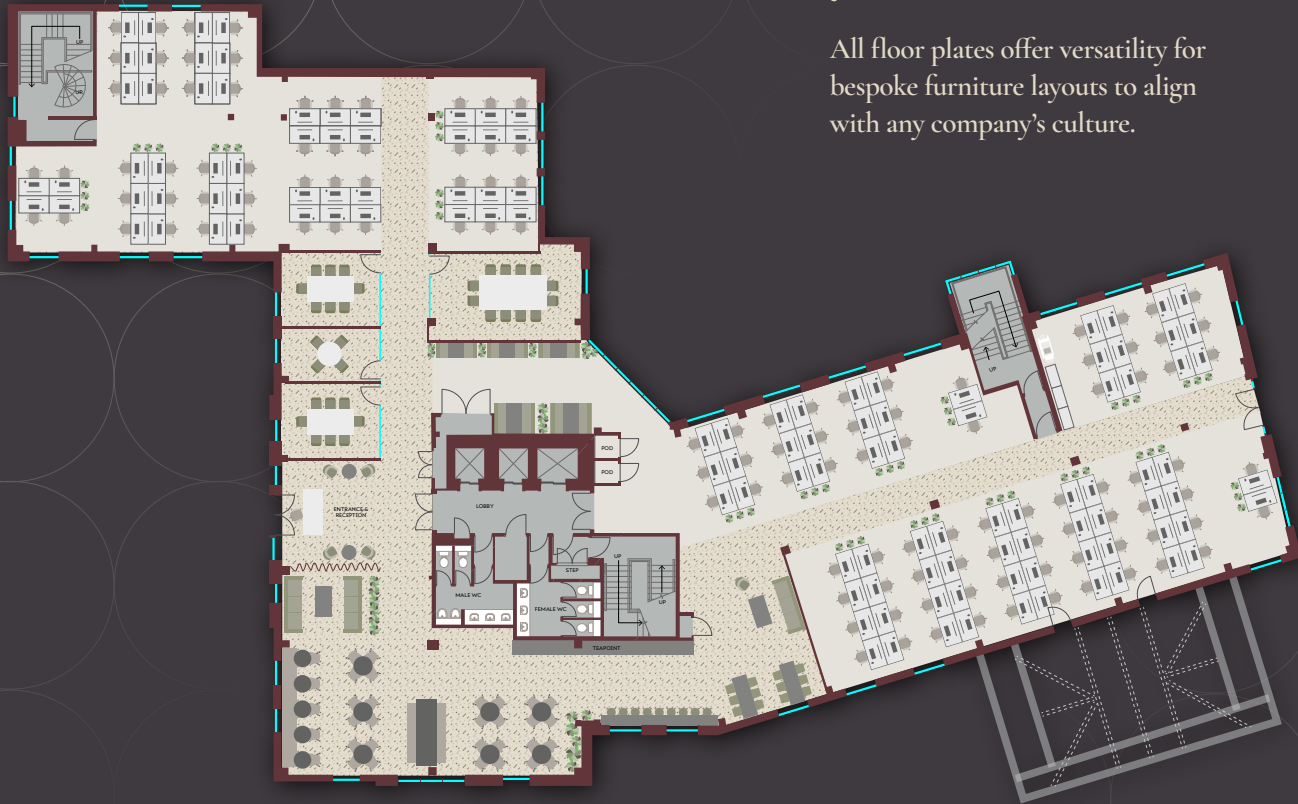
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# LAYOUT

## FLEXIBLE WORKSPACE

**THIRD FLOOR**  
(INDICATIVE SPACE PLAN)



All floor plates offer versatility for bespoke furniture layouts to align with any company's culture.

**FIFTH FLOOR**  
(INDICATIVE SPACE PLAN)



THE NEW BUSINESS

# LOUNGE



Meeting Room

From Reception & Lift Lobby

WC Facilities

Collaboration Area

Breakout Area



Banquette Seating

Drinks Station

Informal Meeting Booths

Showers



Space designed for collaboration.



2,507 - 33,281 sq ft



Fully refurbished suites delivering contemporary, efficient, CAT A workspace with high-quality finishes throughout. Space available for immediate occupation ranging from 2,507 to 33,281 sq ft.

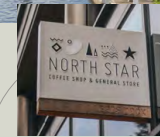
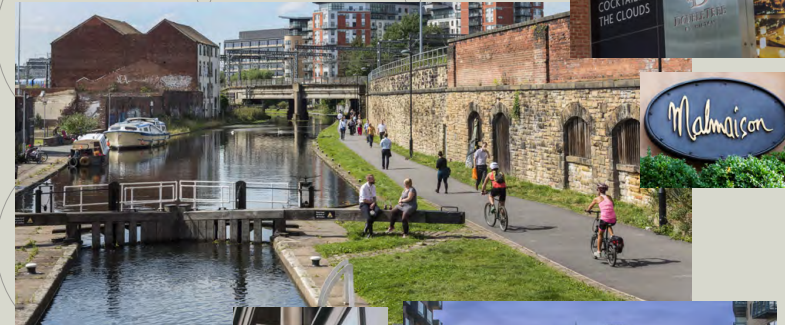


OFFICES

REFRESHED AND READY

Perfectly placed for city connectivity.

Positioned at the southern gateway to Leeds City Centre, these offices are just two minutes' walk from the southern entrance of Leeds Railway Station, offering effortless connections across the region. Surrounded by cafés, shops and amenities, it combines convenience with the energy of the city at your doorstep.



- |                          |                                 |                                  |
|--------------------------|---------------------------------|----------------------------------|
| <b>A</b> BRASSERIE BLANC | <b>G</b> WATERLANE BOATHOUSE    | <b>M</b> NORTH STAR COFFEE       |
| <b>B</b> CAFFÈ NERO      | <b>H</b> DOUBLE TREE BY HILTON  | <b>N</b> NORTH BREWING CO.       |
| <b>C</b> CO-OP           | <b>I</b> THE TETLEY             | <b>O</b> RUDY'S NEAPOLITAN PIZZA |
| <b>D</b> BIBI'S          | <b>J</b> THE BREWERY TAP        | <b>P</b> ZOOM BAR & RESTAURANT   |
| <b>E</b> MALMAISON HOTEL | <b>K</b> CHAOPHRAYA             | <b>Q</b> AZOTEA (IN HYATT HOTEL) |
| <b>F</b> FAZENDA         | <b>L</b> ARCHIE'S BAR & KITCHEN | <b>R</b> TESCO EXPRESS           |

YOUR VERY OWN COMMUNITY



embankment



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