

S O V

2,956 sq ft
fully fitted
5th floor

E R

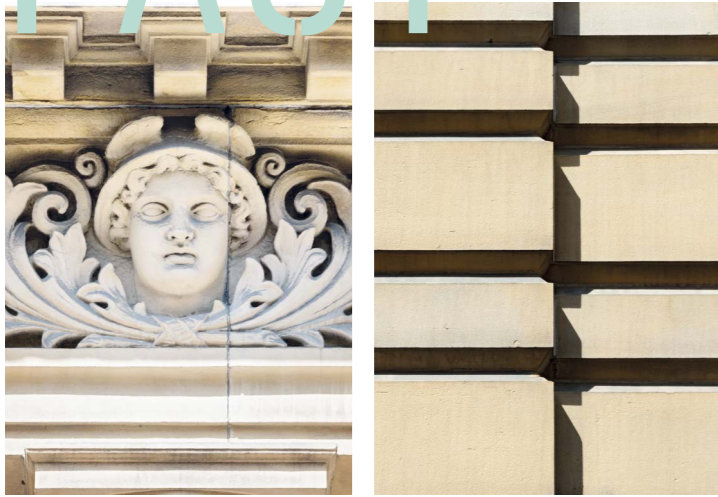
E I G N

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 CGI



PRESENT



FUTURE

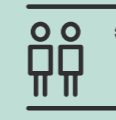
The reception and building amenities have all been replaced to the highest standard. New cycling storage, showers and WCs all ensure that the space supports the wellbeing of its occupants.



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 an 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.



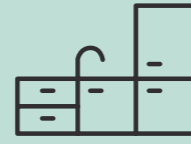
28 x open plan workstation



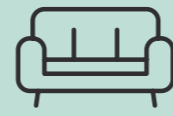
3 x focus booths



Collaboration, breakout and lounge areas



Kitchenette



Waiting area

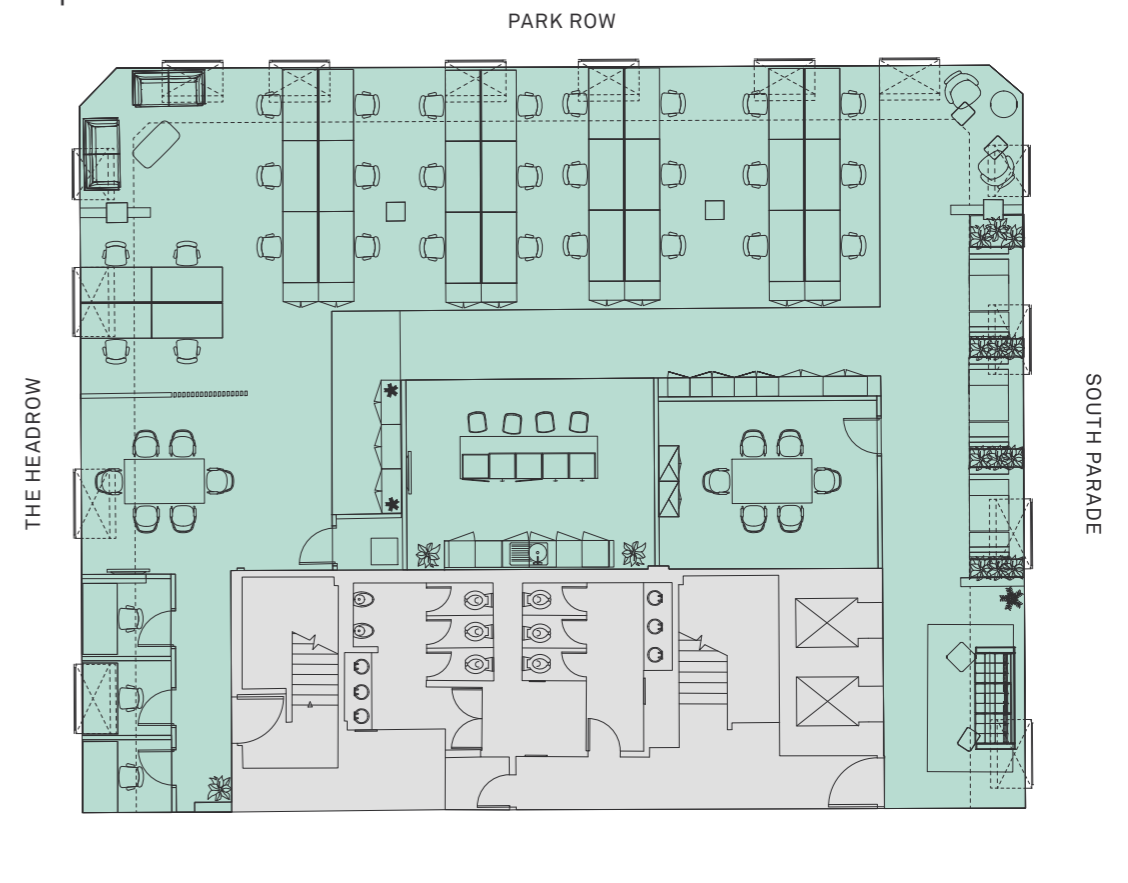


FITTED



Fifth Floor

2,956 sq ft / 274.6 sq m



WORK



SPACE



VIBRANT

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

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 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

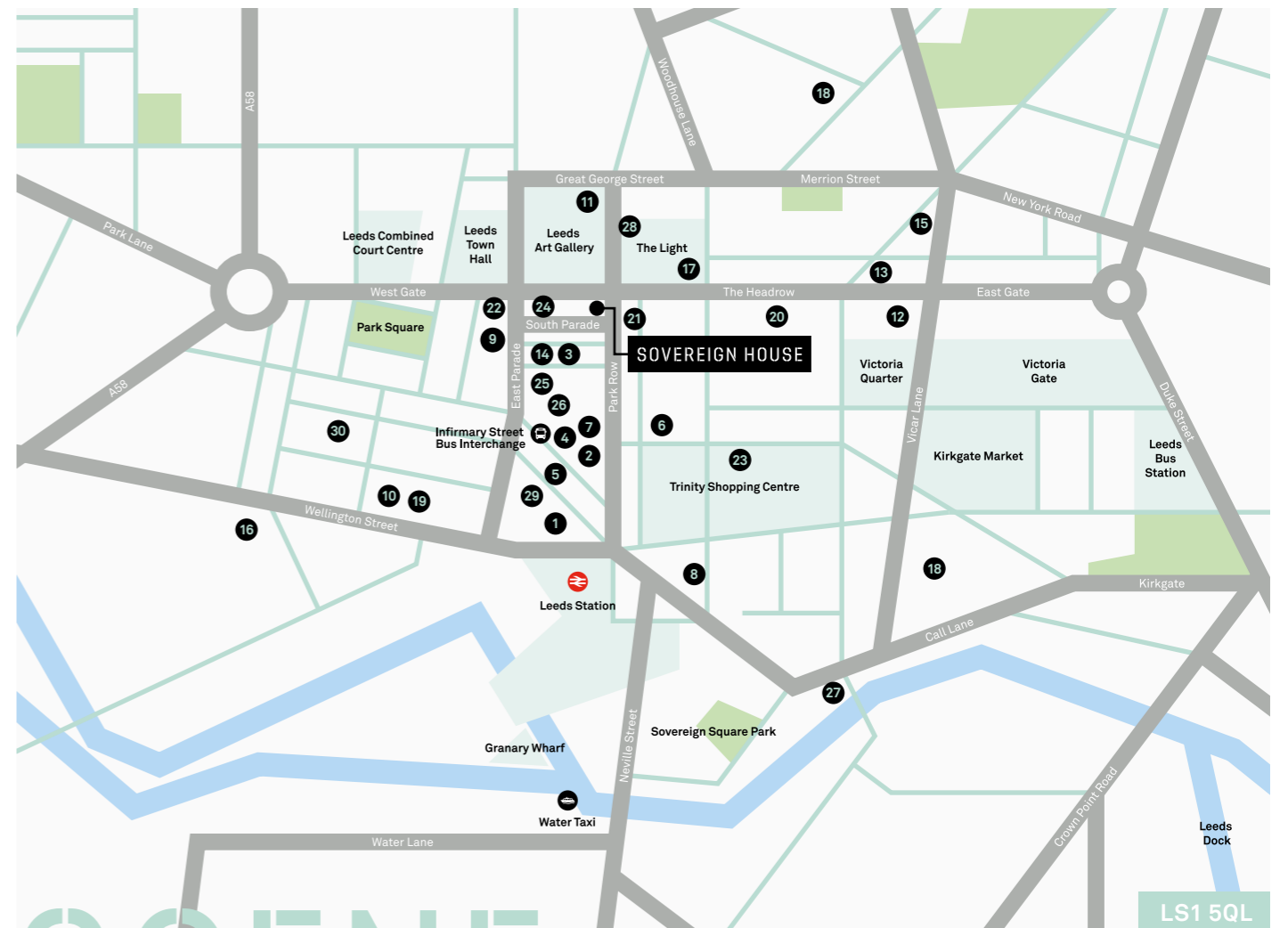
- 21 Gaucho
- 22 Ibérica
- 23 Meat Liquor
- 24 Stockdales
- 25 Tattu

HOTELS

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



Above: San Carlo



SCENE

GET IN TOUCH

Viewings

Strictly through joint sole letting agents.

Terms

Upon application.

Contact



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