

S O V

2,956 sq ft  
fully fitted  
5th floor

E R

E I G N

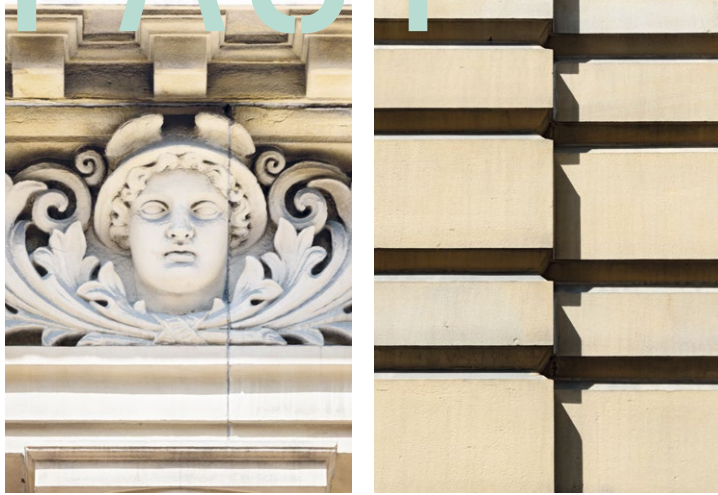
H O U

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

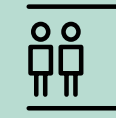
The reception and building amenities have all been replaced to the highest standard. New cycling storage, showers and WCs all ensure that the space supports the wellbeing of its occupants.



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.

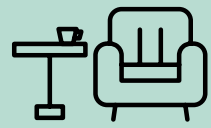
The floor features a generous number of workstations, alongside a variety of collaborative and breakout spaces.



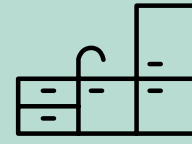
28 x open plan workstation



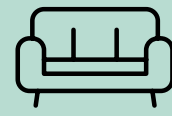
3 x focus booths



Collaboration, breakout and lounge areas



Kitchenette



Waiting area

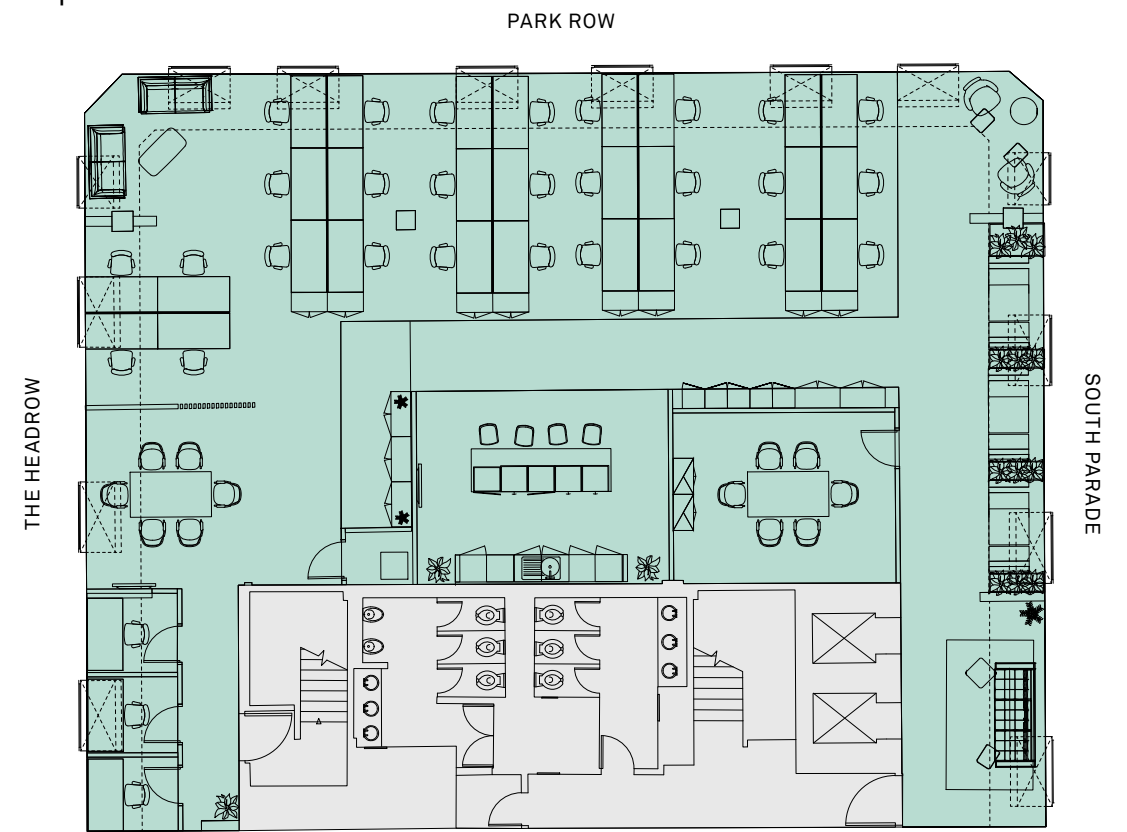


# FITTED



## Fifth Floor

2,956 sq ft / 274.6 sq m





# WORK



# SPACE





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 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

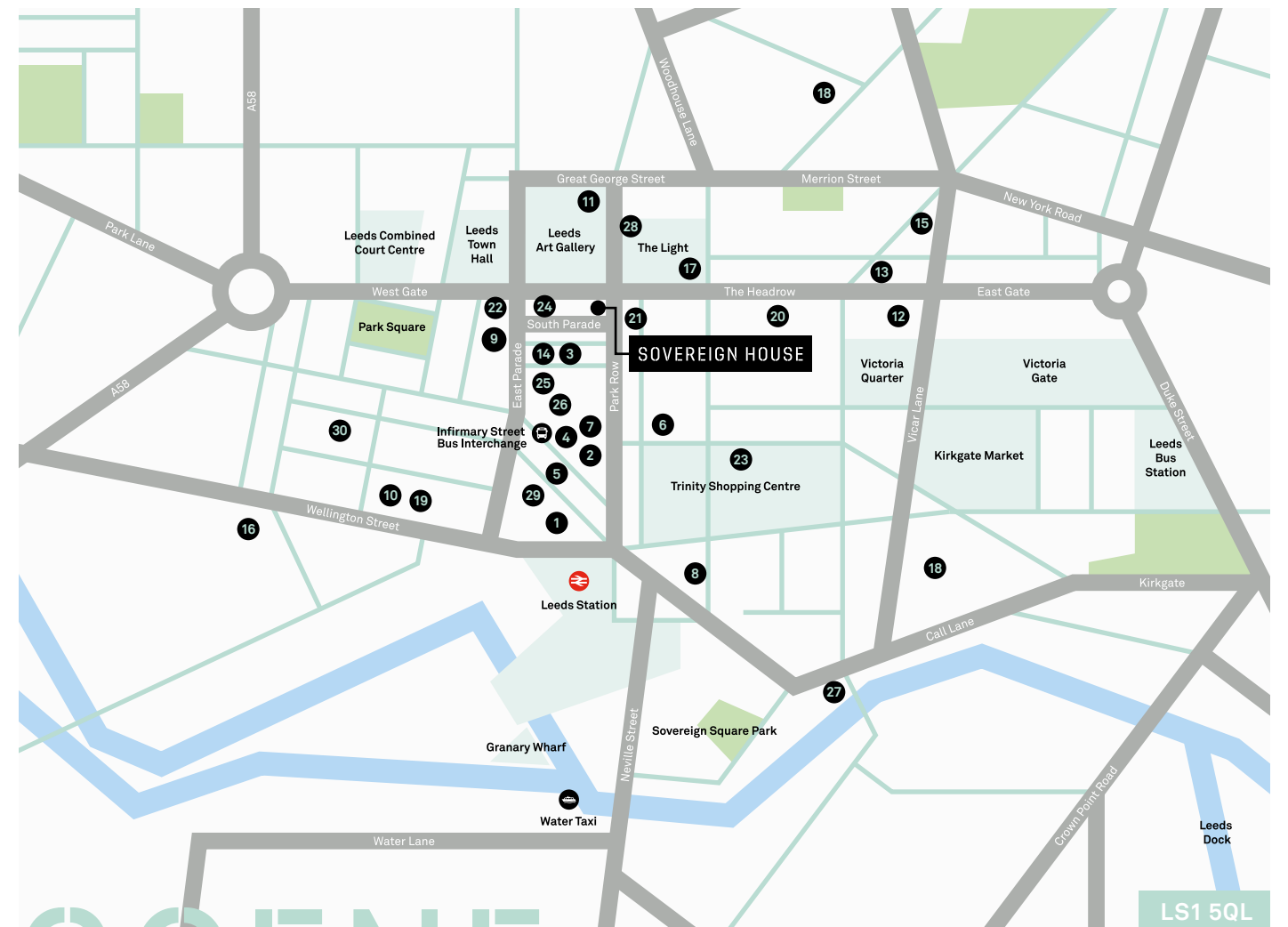
- 21 Gaucho
- 22 Ibérica
- 23 Meat Liquor
- 24 Stockdales
- 25 Tattu

## 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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