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.
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.

- Welcoming, high quality reception
- 2x8 person passenger lifts
- Secure, custom zonal, door access control system
- New 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
FINISHED

Sovereign House
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.
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 Wolfax

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 Ibéria
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

LS1 5QL
<table>
<thead>
<tr>
<th>Floor</th>
<th>sq m</th>
<th>sq ft</th>
<th>Typical number of workstations</th>
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</thead>
<tbody>
<tr>
<td>Fifth</td>
<td>274.6</td>
<td>2,956</td>
<td>20 - 35</td>
</tr>
<tr>
<td>Fourth</td>
<td>492.9</td>
<td>5,305</td>
<td>40 - 60</td>
</tr>
<tr>
<td>Third</td>
<td>574.5</td>
<td>6,184</td>
<td>48 - 75</td>
</tr>
<tr>
<td>Second</td>
<td>567.6</td>
<td>6,110</td>
<td>45 - 70</td>
</tr>
<tr>
<td>Total</td>
<td>1,909.6</td>
<td>20,555</td>
<td></td>
</tr>
</tbody>
</table>
Second Floor
6,110 sq ft / 567.6 sq m

Third Floor
6,184 sq ft / 574.5 sq m

Fourth Floor
5,305 sq ft / 492.9 sq m

Fifth Floor
2,956 sq ft / 274.6 sq m

For indicative purposes only. Not to scale.
EXPOSED

Sovereign House
FEATURES

The floors are finished to the highest standard, with exposed services, air conditioning and energy efficient pendant LED lighting.

Above:
Typical Upper Floor CGI
Viewings
Strictly through joint sole letting agents.

Terms
Upon application.

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SOVEREIGNHOUSELEEDS.COM

Misrepresentations Act 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate.
March 2020.