

S O V

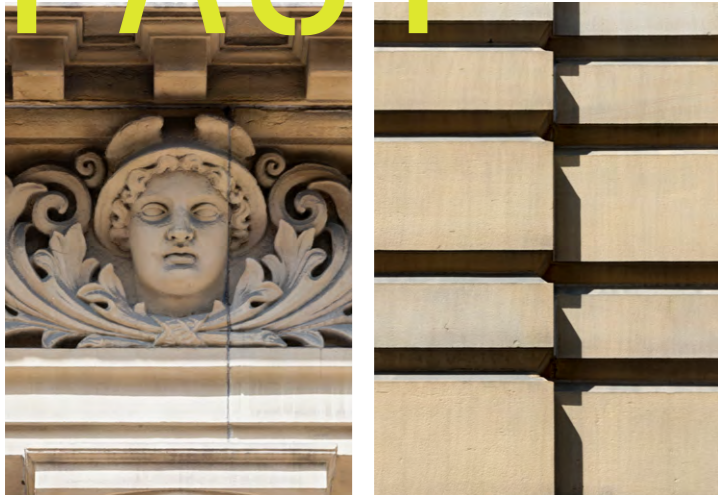
E R

E I G N

H O U

S E

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 properties original features the building is being reimagined to create a working environment that meets the needs of modern day businesses. Redesigned by award winning architects DLA Design, to create 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 building supports the wellbeing of its occupants.

 <p>Welcoming, high quality reception</p>	 <p>2x8 person passenger lifts</p>	 <p>Secure, custom zonal, door access control system</p>	 <p>New exposed services</p>	 <p>New variable refrigerant flow air conditioning</p>
 <p>Energy efficient pendant LED lighting with new intelligent control system</p>	 <p>Raised access floors (2nd-4th)</p>	 <p>Secure internal bicycle storage facilities</p>	 <p>All new shower facilities</p>	 <p>New contemporary WCs</p>



Far Left: Headrow House
Left: Victoria Quarter
Below: Trib3

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
Below: The Good Luck Club



Leeds Bradford Airport

39 mins
25 mins

Sheffield

44 mins
50 mins

Manchester

53 mins
1 hour 3 mins

Liverpool

1 hour 26 mins
1 hour 29 mins

Birmingham

1 hour 56 mins
1 hour 56 mins

London

2 hour 14 mins
3 hour 38 mins

Sovereign House

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

BAR

- 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

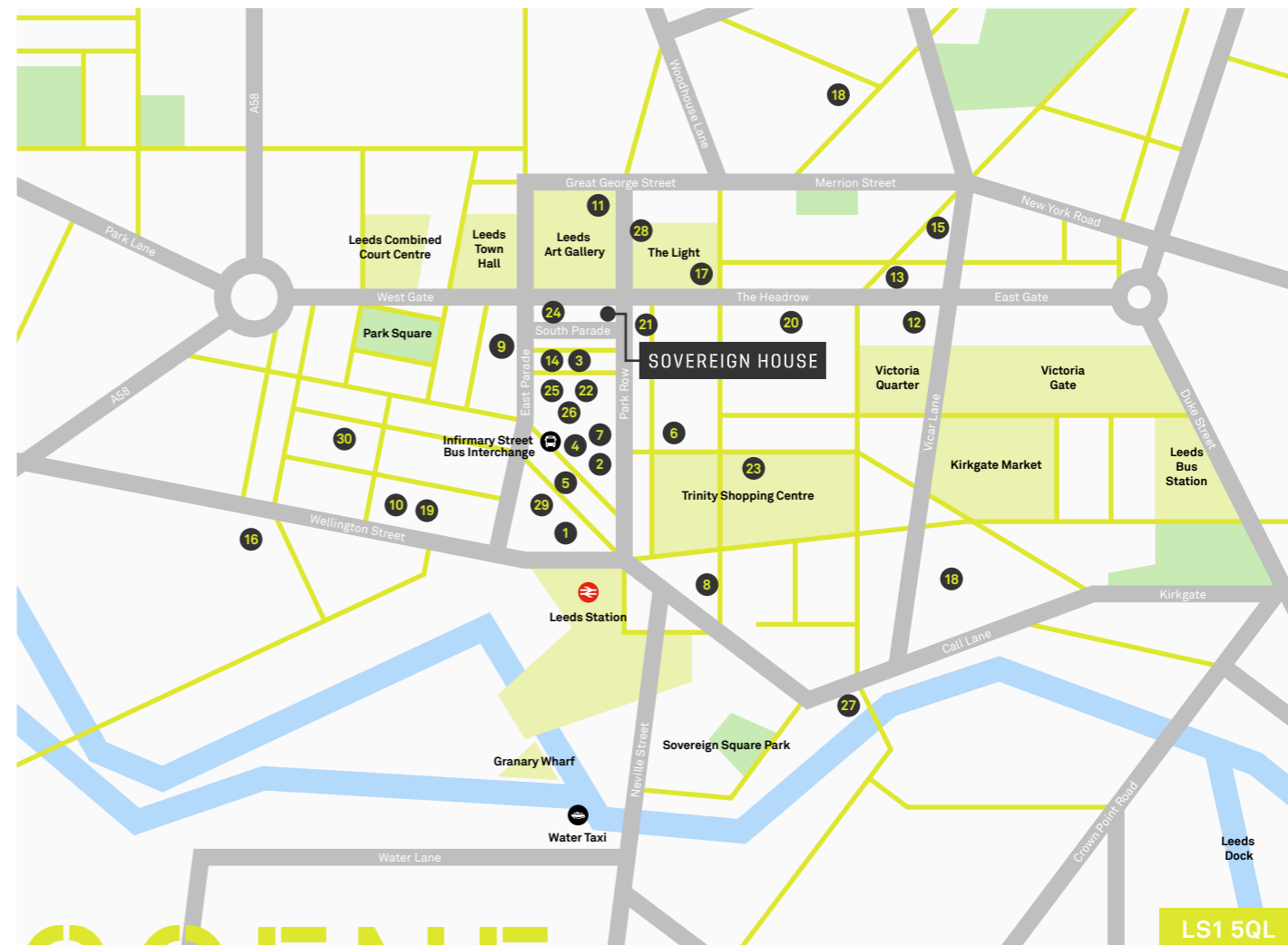
- 21 Gaucho
- 22 Lost & Found
- 23 Meat Liquor
- 24 San Carlo
- 25 Tattu

HOTELS

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



Above: San Carlo



SCENE

LIGHT-FILLED

The office floors provide, light, airy, contemporary working environments that will appeal to inspiring, dynamic and creative businesses.

Below:
Typical Upper Floor CGI

SPACE



FLEXIBLE

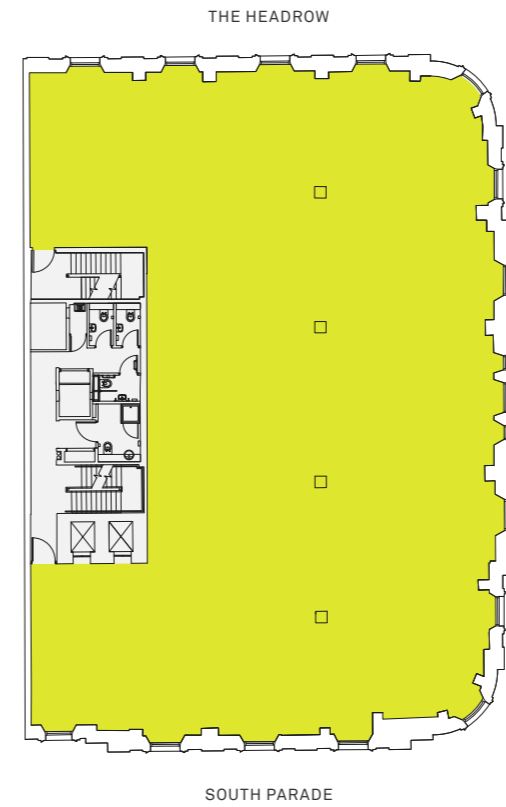


Floor	sq m	sq ft	Typical number of workstation
Fifth	274.6	2,956	20 - 35
Fourth	492.9	5,305	40 - 60
Third	574.5	6,184	48 - 75
Second	567.6	6,110	45 - 70
Total	1,909.6	20,555	

WORKING

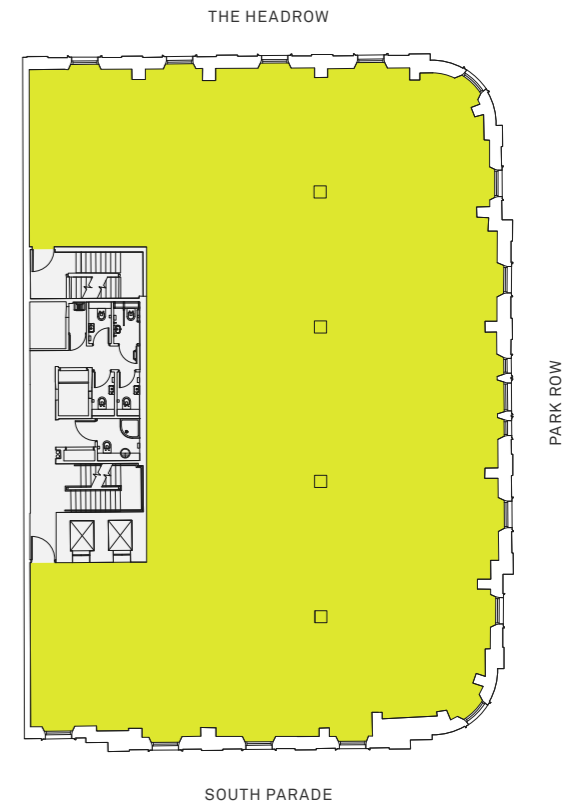
Second Floor

6,110 sq ft / 567.6 sq m



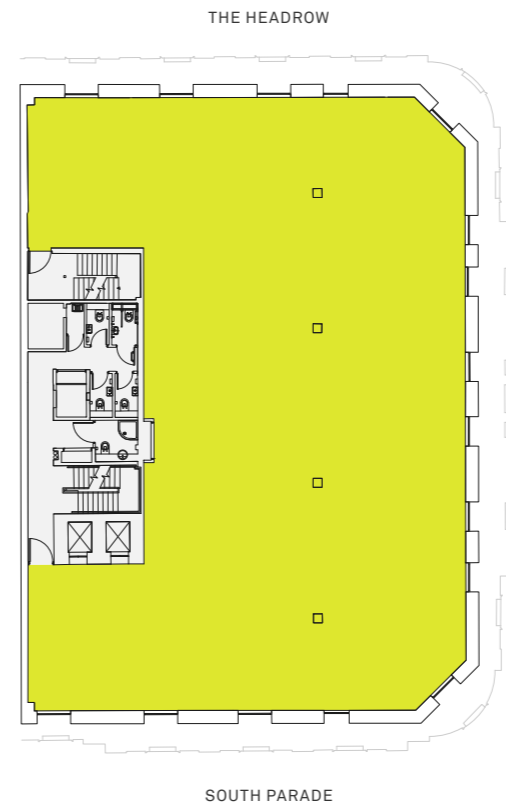
Third Floor

6,184 sq ft / 574.5 sq m



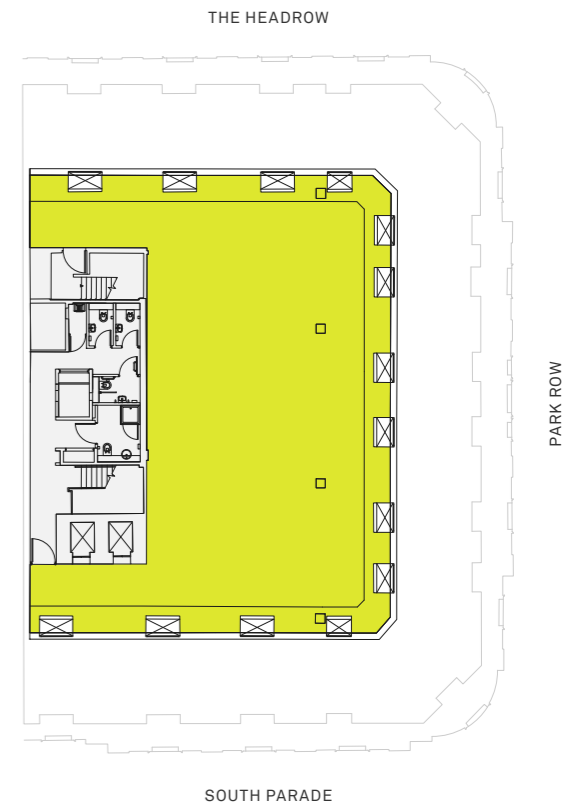
Fourth Floor

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.

FEATURES



EXPOSED

Above:
Typical Upper Floor CGI

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

GET IN TOUCH

Viewings

Strictly through joint sole letting agents.

Terms

Upon application.

Contact

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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. September 2019.