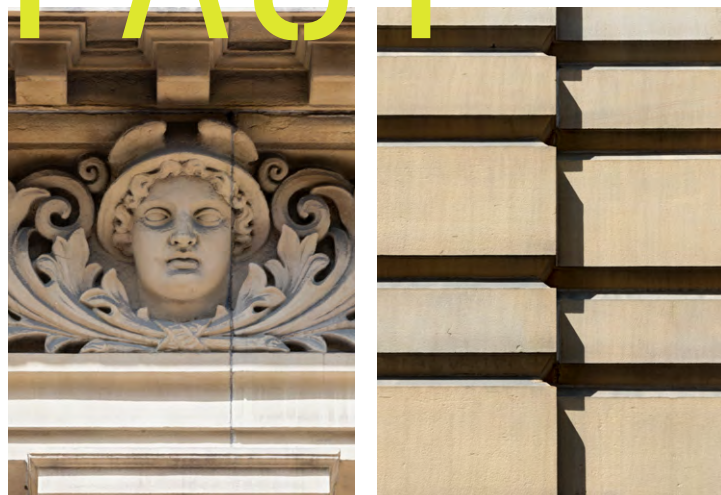


S O V  
E R  
E I G N  
H O U  
S E

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 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

Sovereign House



# 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.



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





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

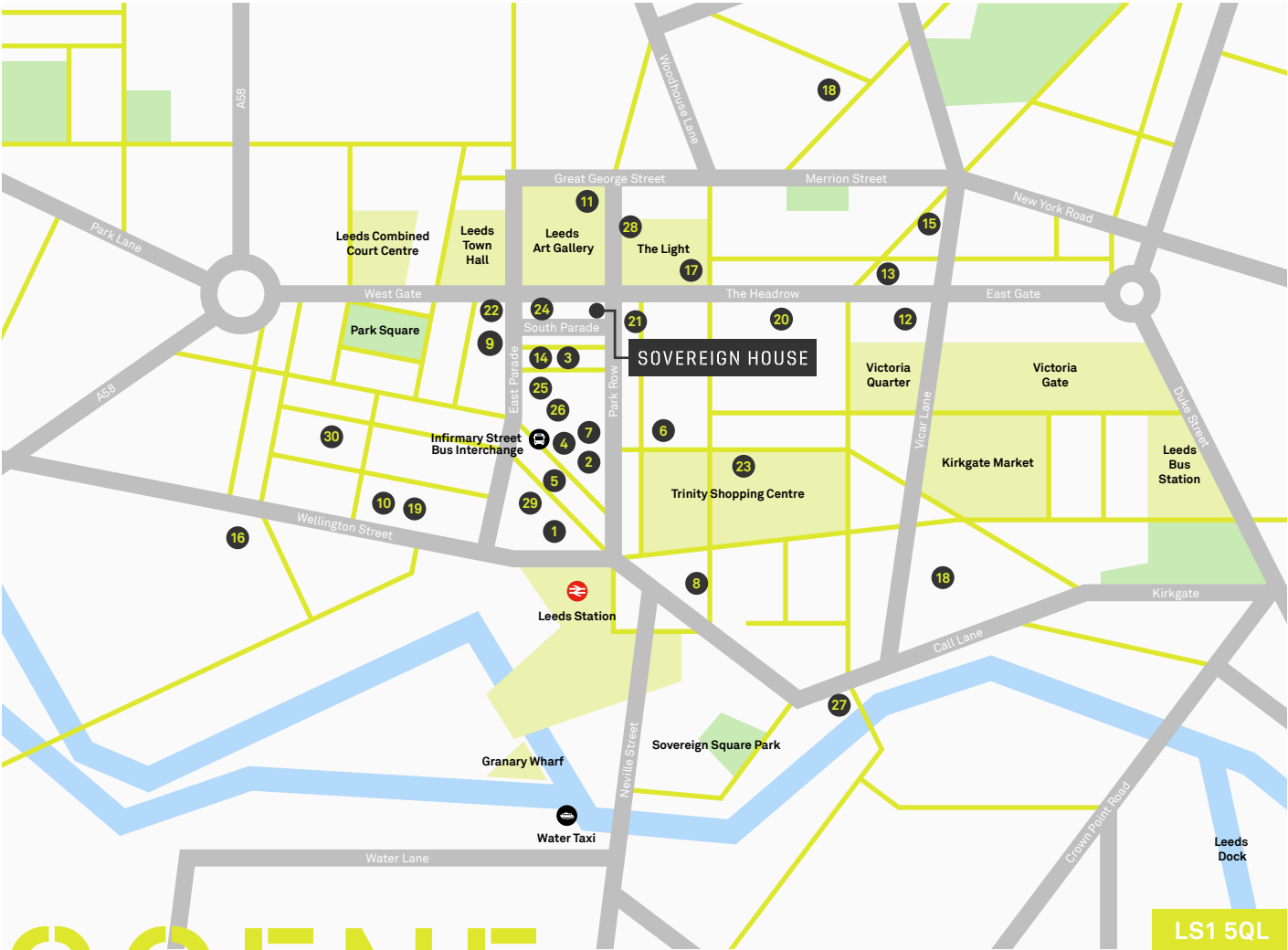
- 21 Gaucho
- 22 Ibérica
- 23 Meat Liquor
- 24 Stockdales
- 25 Tattu

## HOTELS

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



Above: San Carlo



# SCENE



# 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

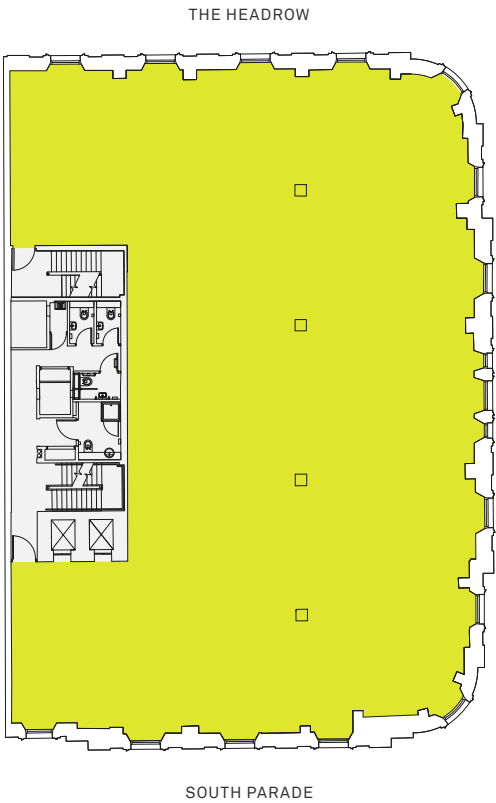


Floor	sq m	sq ft	Typical number of workstation
Fifth	274.6	2,956	20 - 35
Fourth	492.9	5,305	40 – 60
Third	574.5	6,184	48 – 75
Second	567.6	6,110	45 -70
Total	1,909.6	20,555	

# WORKING

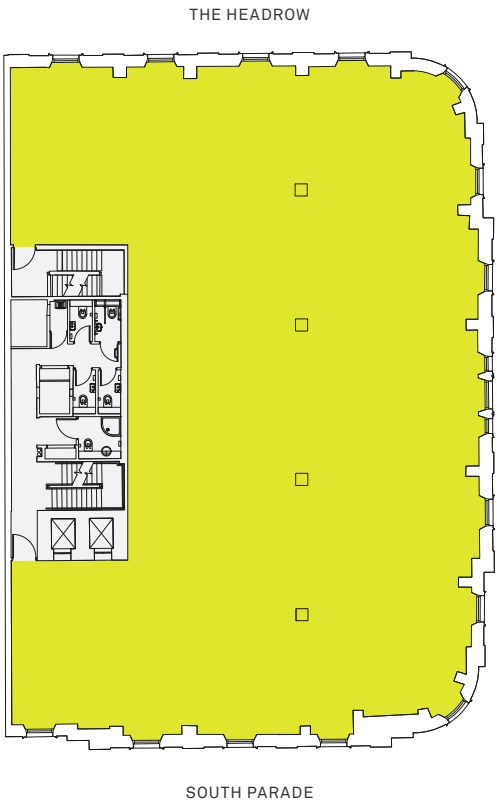
## Second Floor

6,110 sq ft / 567.6 sq m



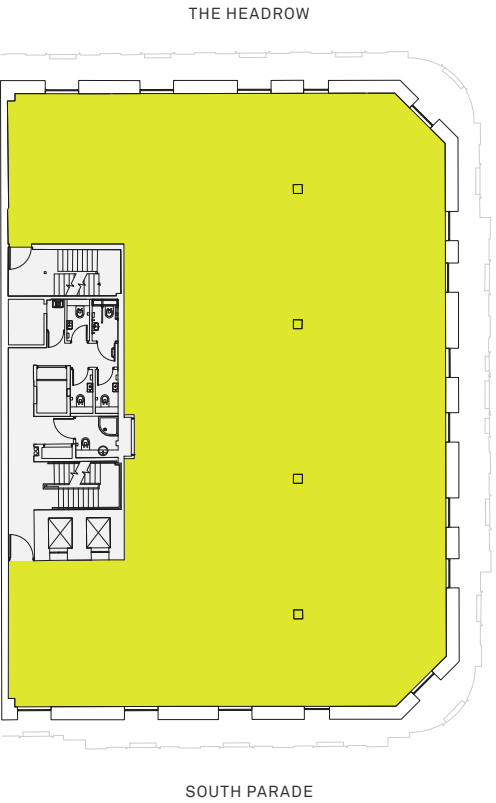
## Third Floor

6,184 sq ft / 574.5 sq m



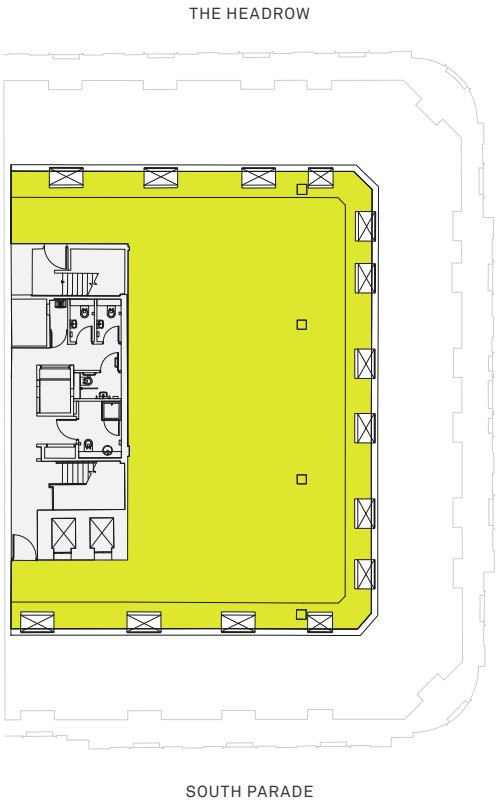
## Fourth Floor

5,305 sq ft / 492.9 sq m



## Fifth Floor

2,956 sq ft / 274.6 sq m



# 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.

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Hampton**

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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. September 2019.

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