



THE  
EMBANKMENT

SOVEREIGN  
STREET  
LS1



**FINAL OPEN PLAN  
SUITE REMAINING**

**8,696 sq ft (808 sq m)**

# CREATED FOR Function & Style

2 The Embankment is a prestigious, three storey, high quality, brick fronted office building, located within the popular southern professional quarter of Leeds City Centre, adjacent to the River Aire.

Internally the building has undergone a comprehensive refurbishment to provide contemporary Grade A office accommodation.

Only one part floor suite remains available comprising 8,696 sq ft (808 sq m).



BOUTIQUE GRADE A OFFICE  
8,696 SQ FT (808 SQ M)



CHIC MEETS

# Sophistication



New VRV Air Conditioning

Refurbished WCs,  
Lift Lobbies and Lift Carriages

LED Lighting with PIR Sensors

New Carpeting and  
Redecorated ThroughoutExposed Services  
(second floor)Brand New Reconfigured  
Reception and Entrance Doors

6 Electric Car Charging Ports



Open Plan Accommodation



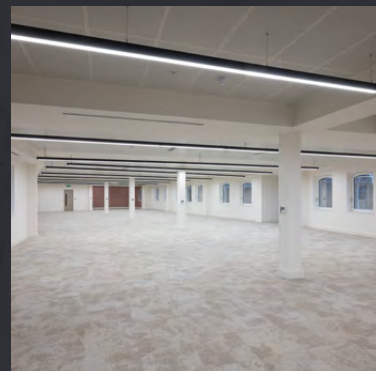
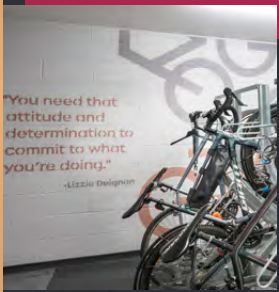
On-site Car Parking Spaces



BREEAM Rating 'Excellent'

New Cycle Hub and  
Shower Facilities

Raised Access Flooring

New Suspended Ceilings  
(ground floor)

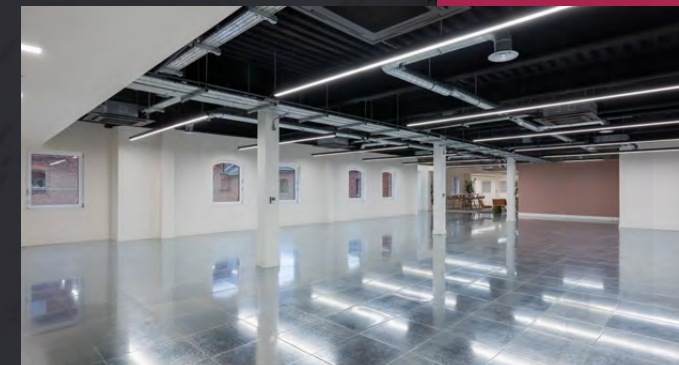
EVERY DETAIL

# Designed With You In Mind

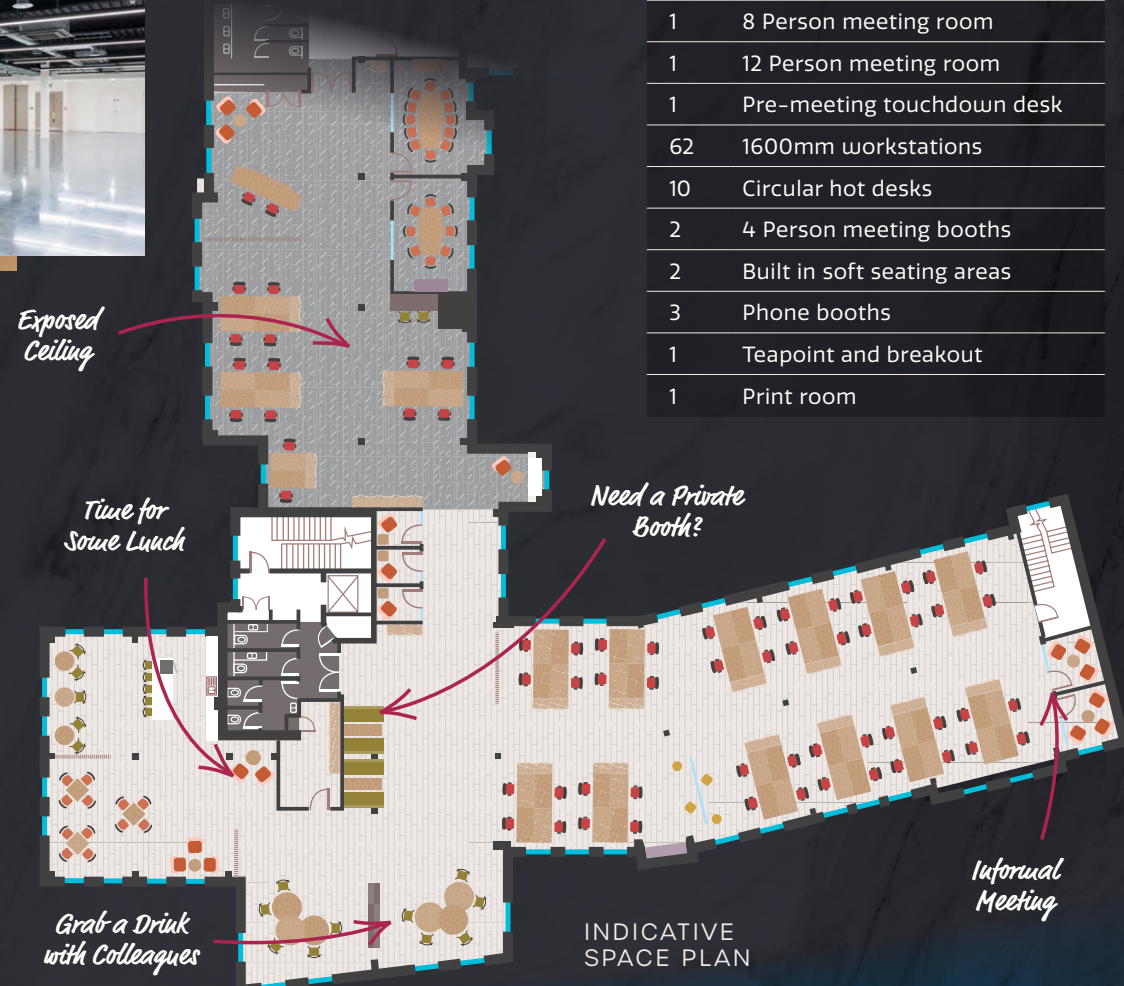


## Accommodation

Ground Floor (Front)	PIB UNDERWRITING
Ground Floor (Rear)	HG CONSTRUCTION
First Floor	LUPTON FAWCETT
Second Floor (Front)	SURFACHEM
Second Floor (Rear)	<b>8,696 sq ft 808 sq m</b>
Third Floor	TYR LAW



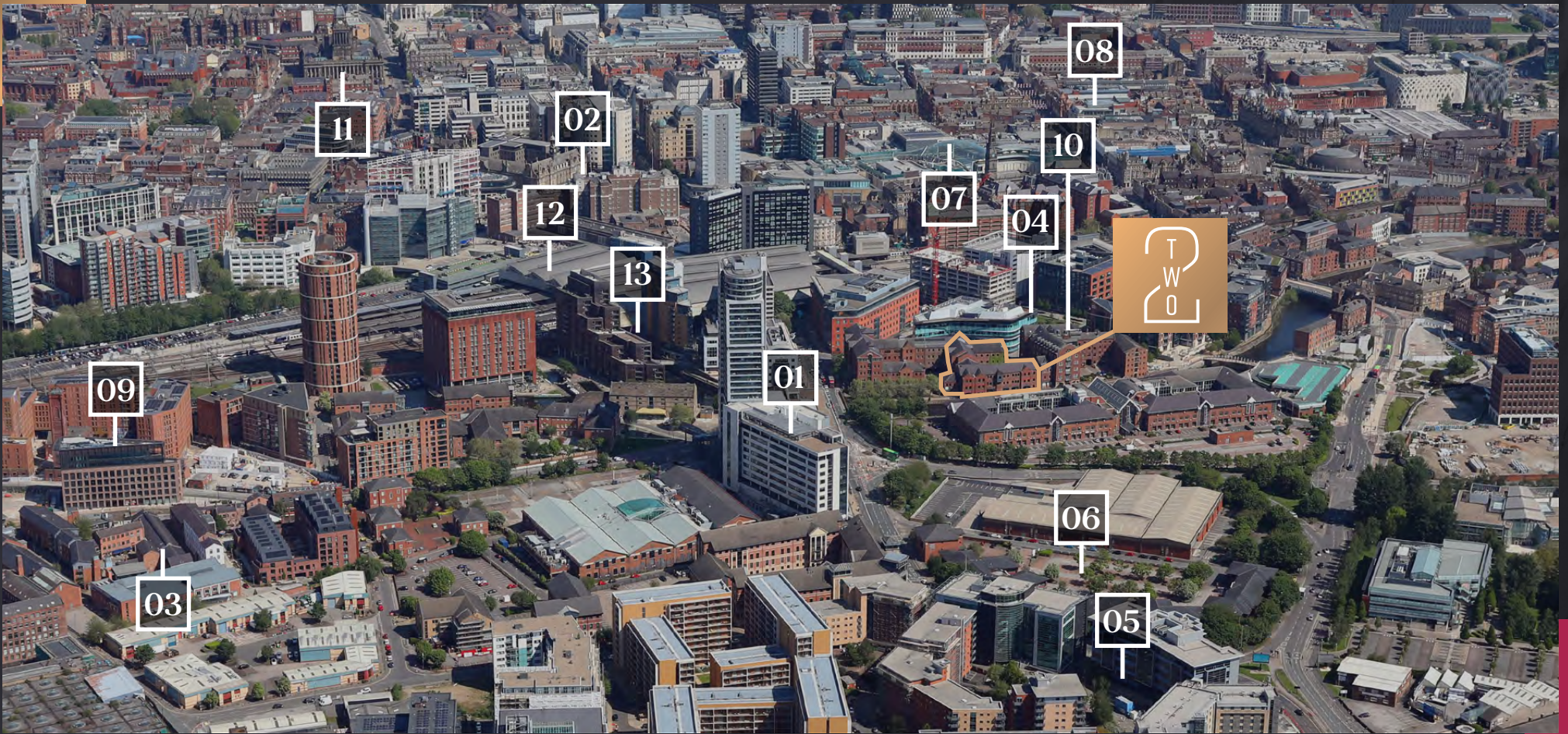
# SECOND FLOOR 8,696 sq ft



### Occupancy

1	Reception and waiting area
2	3 Person meeting rooms
1	8 Person meeting room
1	12 Person meeting room
1	Pre-meeting touchdown desk
62	1600mm workstations
10	Circular hot desks
2	4 Person meeting booths
2	Built in soft seating areas
3	Phone booths
1	Teapoint and breakout
1	Print room

INDICATIVE SPACE PLAN



**01 Bridgewater Place**  4 MIN  
Eversheds Sunderland, 2Plan, x+why, DWF  
Panini Shack, Starbucks, Tesco Express

**02 City Square**  6 MIN  
Channel 4, Deloitte, Pinsent Masons

**03 Marshall's Mill**  9 MIN  
White Spider, Rubies, Bolser  
Northern Monk

**04 Sovereign Square**  1 MIN  
KPMG, Addleshaw Goddard, Handelsbanken  
Caffè Nero, Co-Op, Bibis, Little Bao Boy

**05 City Walk**  7 MIN  
UK Coaching, Aecom, Jet2

**06 Central Park**  6 MIN  
Smiffy's, Unisys

**07 Trinity Leeds**  5 MIN  
Everyman Cinema, Apple, Zara

**08 Victoria Leeds**  9 MIN  
John Lewis, Rolex, The Ivy,

**09 Globe Point**  9 MIN  
Jaywing, Robot Food, SCC, Reed Smith  
Butlers

**10 3/4 The Embankment**  0.5 MIN  
North Star Coffee Kiosk, Brasserie Blanc

**11 Leeds Town Hall**  11 MIN

**12 Leeds Railway Station**  4 MIN

**13 Southern Railway Entrance**  2 MIN

**KEY:** Occupiers Amenities



## Car Parking

There are car parking spaces available with the accommodation within a secure car park to the rear of the property. Rent upon application.

## Terms

New FRI lease on terms to be agreed. Further information is available upon request.

## Energy Performance Certificate

The property has been assessed to have an EPC rating of B (33). A copy of the certificate is available upon request.

## Service Charge

A service charge will be payable by the tenant in respect of the demise. Further information is available upon request.

## Business Rates

Business rates will be payable by the tenant in respect of the demise. Further information is available upon request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the preparation of the legal documentation.



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[KnightFrank.co.uk](https://www.knightfrank.co.uk)

FURTHER ENQUIRIES

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