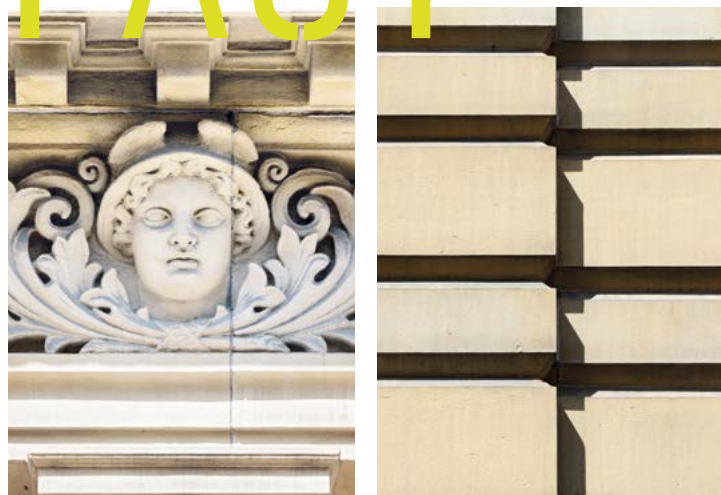


S O V  
E R  
E I G N  
H O U  
S E

1-2 South Parade /  
Leeds LS1 5QL



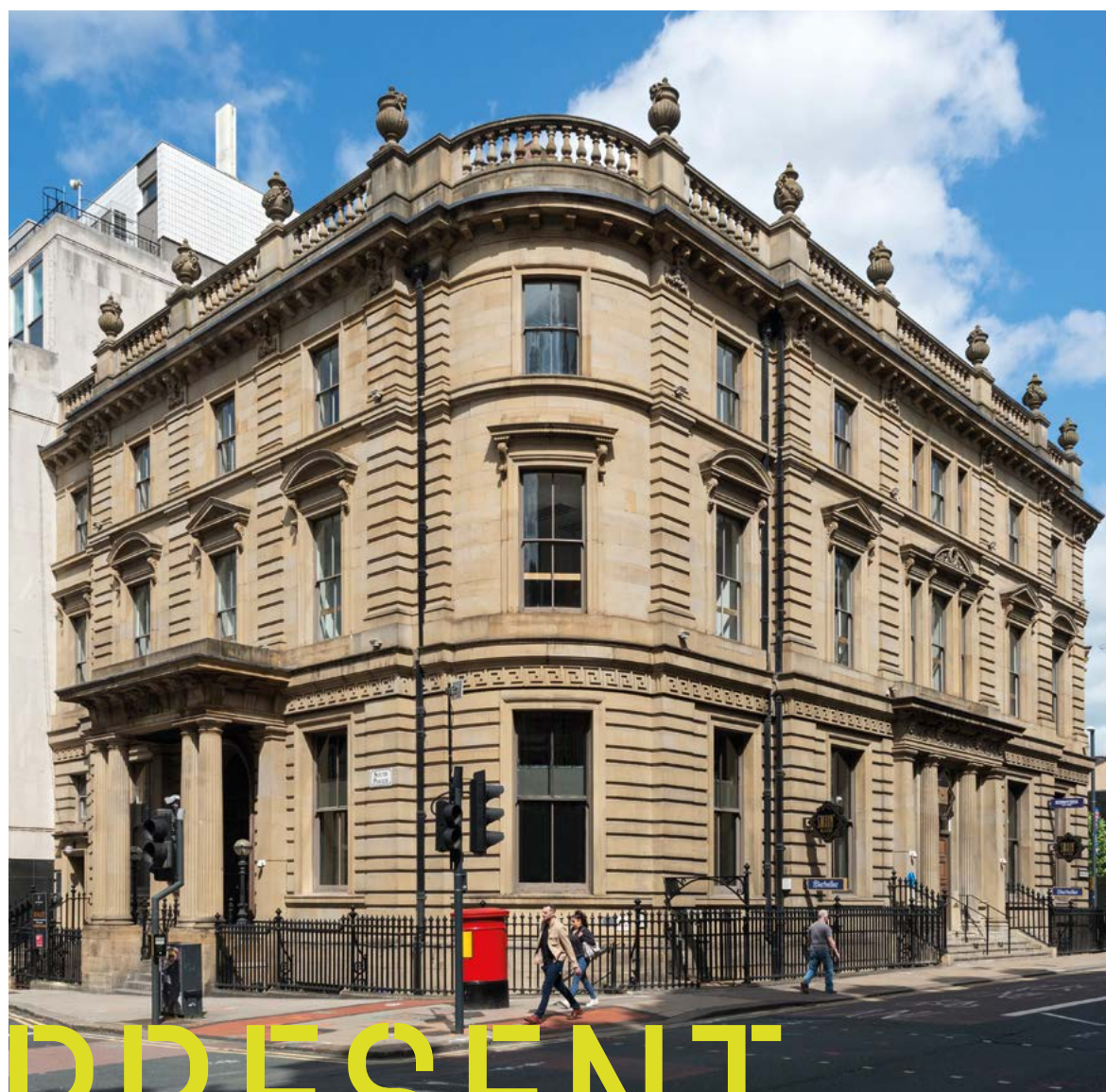
# PAST



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 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

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 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



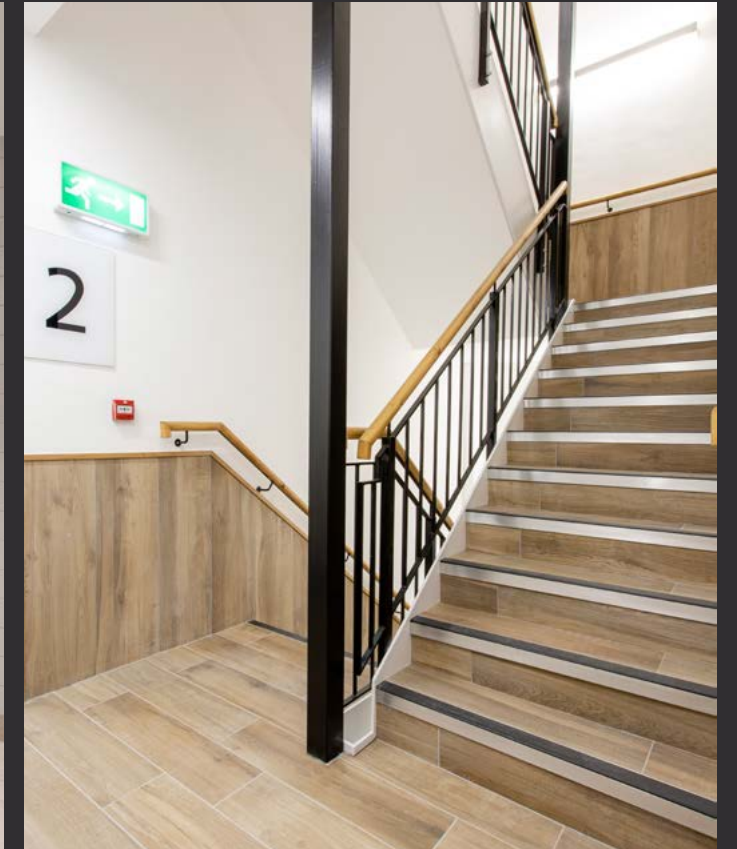
All new  
shower facilities



New  
contemporary WCs



# FINISHED





A photograph of the exterior of 'The Alchemist' bar in London. The building has a dark, industrial-style facade with large glass windows and doors. The name 'THE ALCHEMIST' is prominently displayed in large, white, serif capital letters across the top of the entrance. Two people, a man in a blue jacket and a woman in a white top and red pants, are standing near the entrance. A small sign in the foreground reads 'THE ALCHEMIST BAR &amp; RESTAURANT' and 'OPENING THIS DATE'. The interior of the bar is visible through the glass, showing a modern, minimalist design with wooden tables and chairs.

A modern bar interior with a white brick wall. A neon sign on the wall reads "IN LUCK WE TRUST". A bartender is behind the bar, which has a wooden base and a white countertop. The bar is equipped with various bottles of alcohol and beer taps. There are black leather stools in the foreground.

A detailed map of the Leeds city center, specifically the area around the LS1 5QL postcode. The map shows a network of streets, including Great George Street, Merriam Street, New York Road, East Gate, The Headrow, South Parade, Park Row, Vicar Lane, Duke Street, Call Lane, Water Lane, and Crown Point Road. Key landmarks and buildings are labeled, such as Leeds Combined Court Centre, Leeds Town Hall, Leeds Art Gallery, The Light, Victoria Quarter, Kirkgate Market, Trinity Shopping Centre, Leeds Station, Granary Wharf, Sovereign Square Park, and Leeds Dock. A black box labeled 'SOVEREIGN HOUSE' is positioned on Park Row, between South Parade and The Headrow. A yellow box at the bottom right corner contains the text 'LS1 5QL'. The map also features a grid of numbered yellow circles (1-30) and a red train icon near Leeds Station.

6 ————— 7



# LIGHT-FILLED

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

Below:  
Typical Upper Floor CGI

# SPACE



# FLEXIBLE

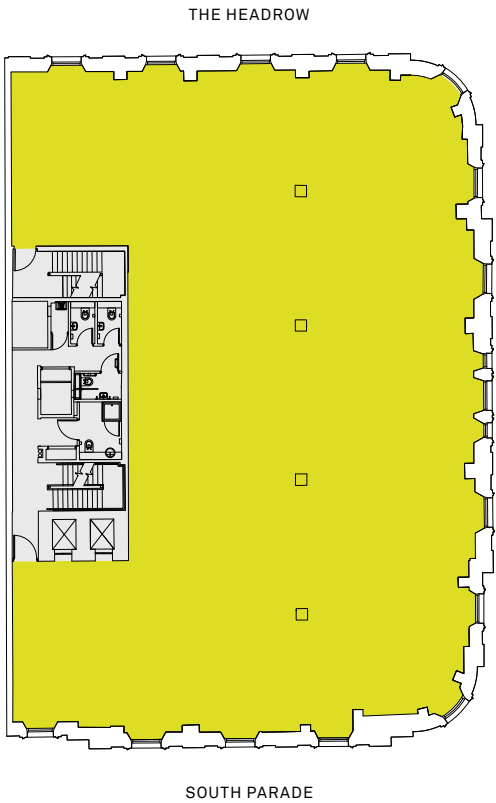


Floor	sq m	sq ft	Typical number of workstations
Fifth	274.6	2,956	20 - 35
Fourth	492.9	5,305	40 – 60
Third	574.5	6,184	48 – 75
Second	567.6	6,110	45 -70
Total	1,909.6	20,555	

# WORKING

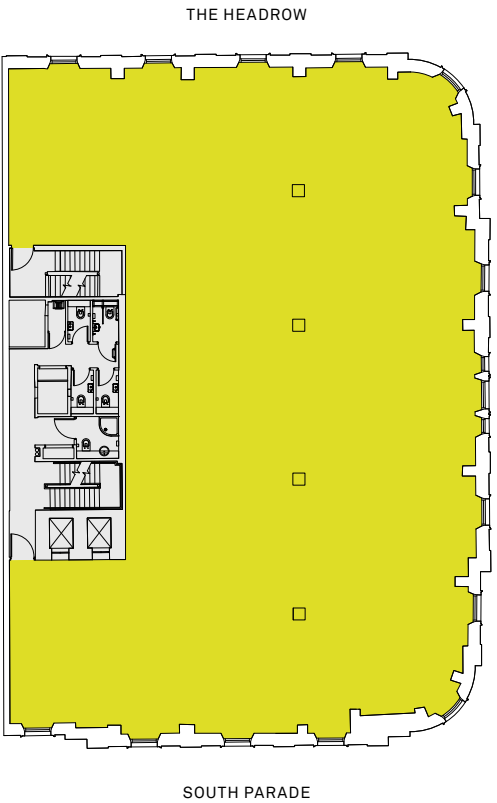
## Second Floor

6,110 sq ft / 567.6 sq m



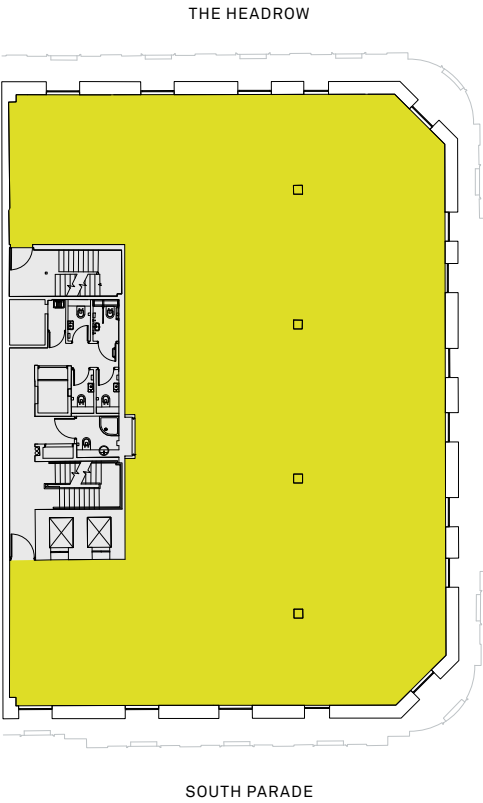
## Third Floor

6,184 sq ft / 574.5 sq m



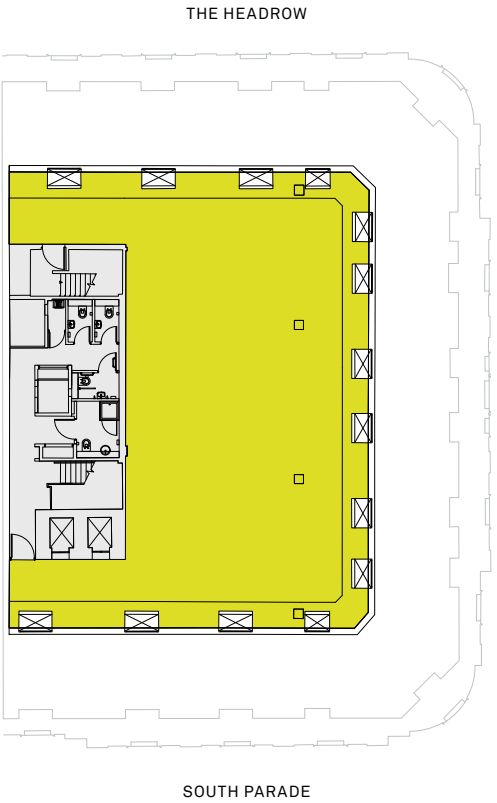
## Fourth Floor

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 are 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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## 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.

December 2023.

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