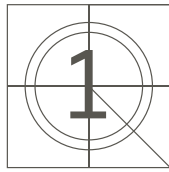




SOVEREIGN QUAY LEEDS

BRIDGE END | LEEDS | LS1 4AG



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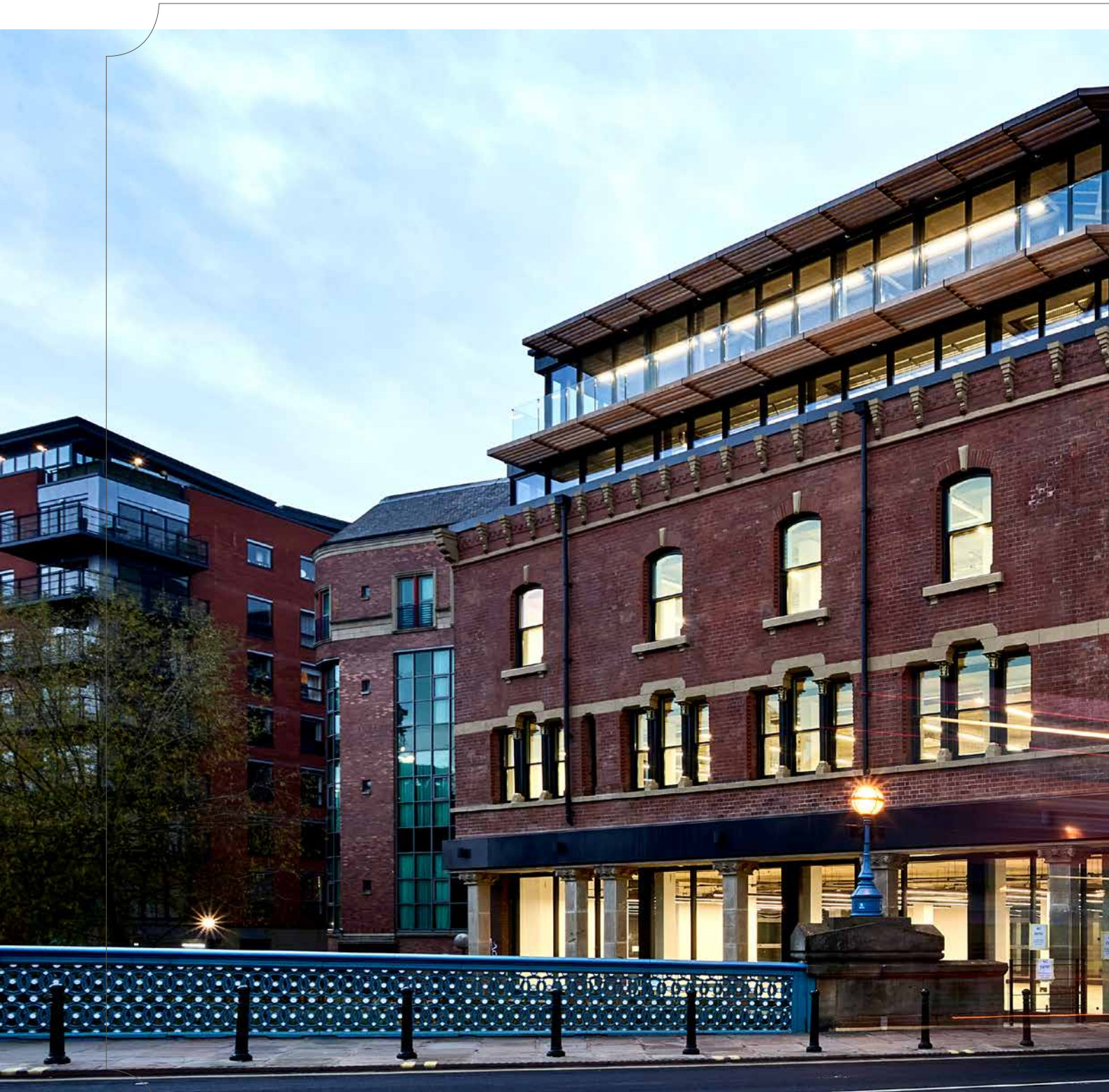
BRIDGE END | LEEDS | LS1 4AG

Reimagined and reborn contemporary office
space in the heart of Leeds City Centre.

THE BIRTHPLACE OF FILM.

onesovereignquay.co.uk

THE REMAKE OF A CLASSIC.



A building that has one foot in history and one in the future, One Sovereign Quay with its unique connection to the dawn of film, will offer the ultimate combination of character, prominence, positioning, design and stunning views.



THE BIRTHPLACE OF FILM.

By appearing in one of the oldest surviving pieces of film in existence, One Sovereign Quay has truly cemented itself in history. The French inventor Louis Le Prince, filmed Leeds bridge and the surrounding buildings in 1888 during the heady years of industrial growth and commerce. It's only right therefore that the building is now reimagined to reflect the city's continuing regeneration and its need to evolve for modern-day life.



A still from the 1888 film of road traffic and pedestrians crossing Leeds Bridge, over the River Aire.

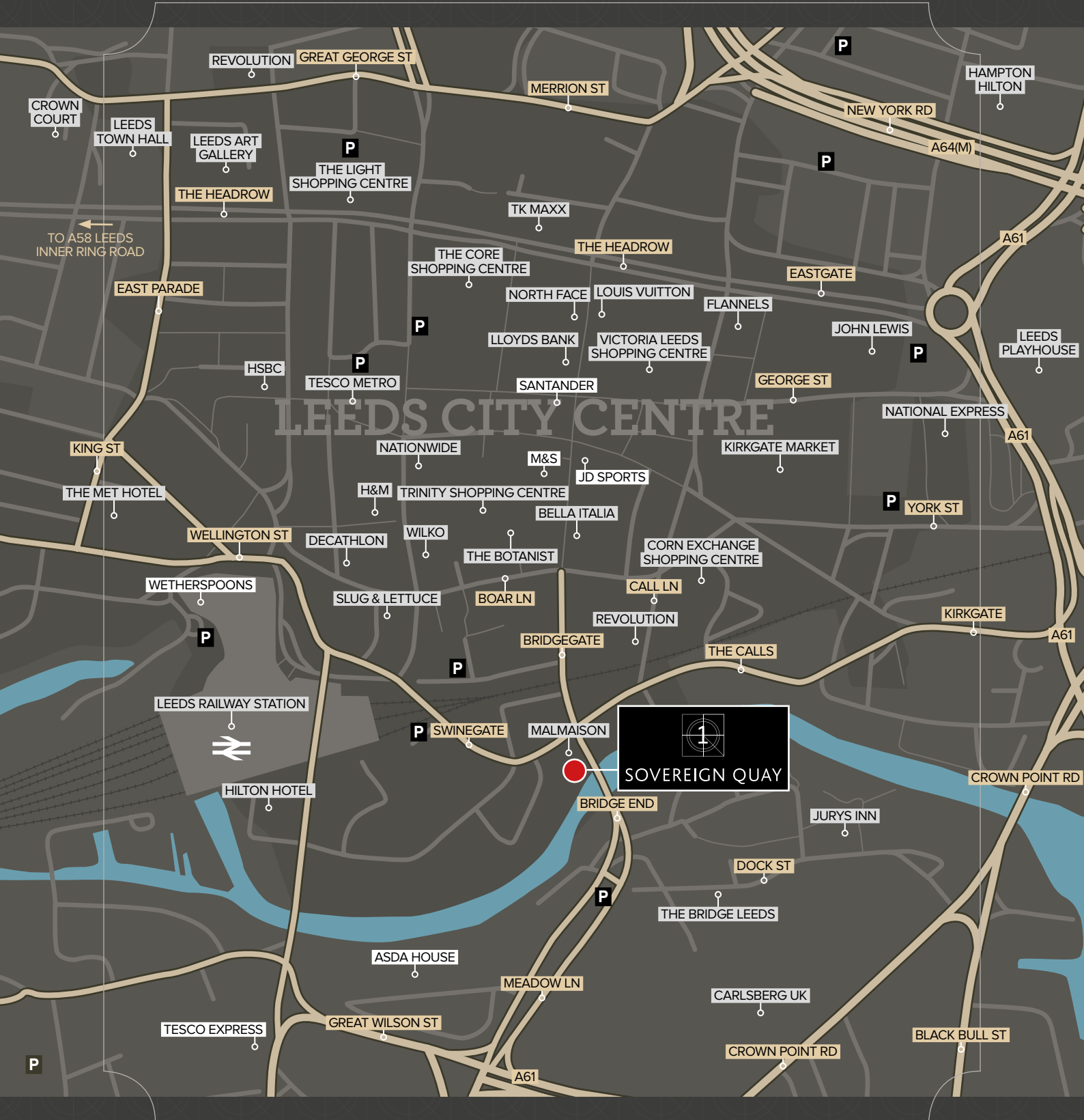
Le Prince was on the cusp of making cinematic history with his invention, only to mysteriously go missing on his voyage to New York. His legacy remains however, as does the infamous film that provides a unique insight into Victorian Leeds.





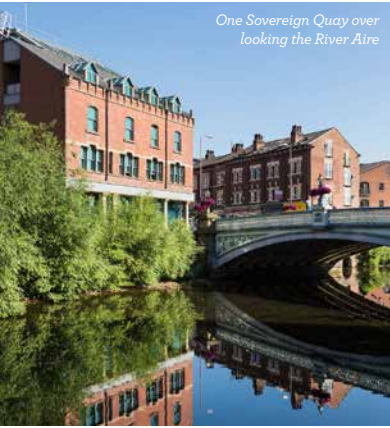
ONE
SOVEREIGN
QUAY





ON THE WATERFRONT.

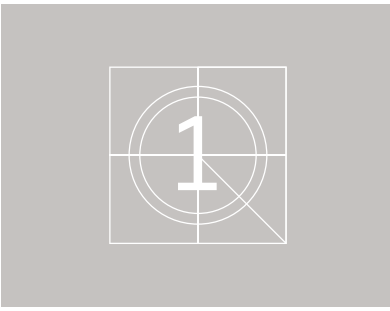
Situated on the north bank of the river Aire within the heart of the city, One Sovereign Quay is ideally positioned with views across the river, the city and beyond. With both the financial and shopping districts only a short walk away and with cafes, restaurants and bars in all directions, you'll be able to easily access all the best that Leeds has to offer.



One Sovereign Quay over looking the River Aire



Leeds Gallery



Victoria Quarter



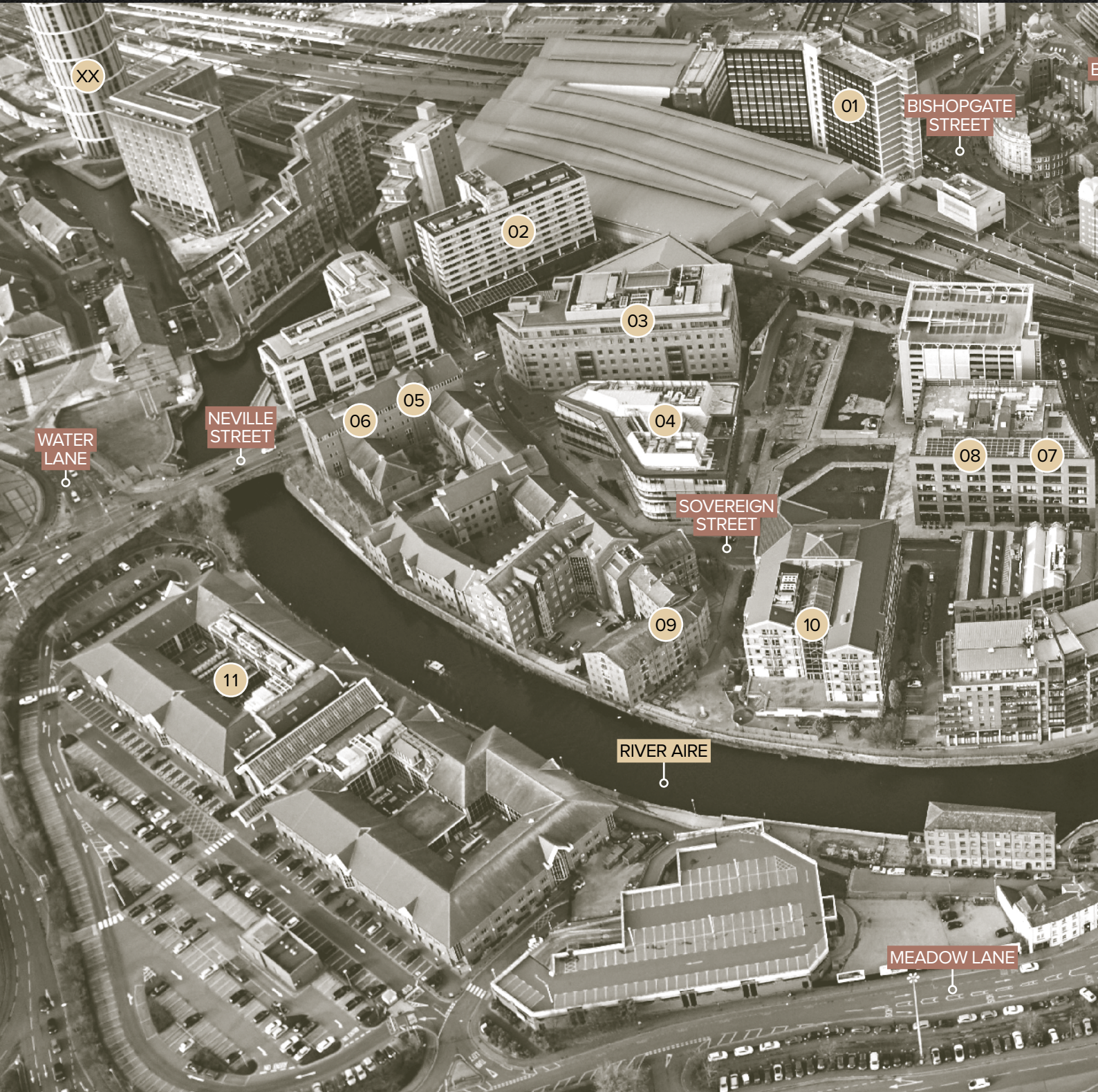
Trinity Shopping Centre



First Direct Arena

- 01. Shoosmiths , Allsop & Network Rail
- 02. Hilton Hotel
- 03. BT
- 04. KPMG
- 05. INC Spaces

- 06. Interactive Investor
- 07. White Young Green
- 08. Addleshaw Goddard
- 09. AON Insurance
- 10. Leeds Building Society



- 11. ASDA HQ
- 12. Leeds Trinity
- 13. Trinity Car Park
- 14. NHS
- 15. Yorkshire Housing

- 16. Corn Exchange
- 17. Revolucion de Cuba
- 18. The Adelphi
- 19. The Malmaison
- 20. Travel Inn





Leeds City Centre



 **Leeds Bradford**
Yorkshire's Airport

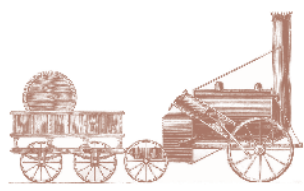




PLANES, TRAINS AND AUTOMOBILES.

Widely known as the unofficial capital of Yorkshire, Leeds is a city with connectivity in all its forms within the UK and beyond. With direct rail links from across the country, the station is one of the busiest outside of London and only a short walk away. For travel further afield, Leeds Bradford Airport offers 70 destinations to choose from. The city is also planned to benefit from the HS2 cross rail project which in the future will offer even greater possibilities.

Whilst the city itself has endless connections the M1 and M621 are also only minutes away as well as an array of beautiful countryside and Yorkshire villages to explore offering the work life balance we all strive for.



ON FOOT
Trinity Leeds Car Park 3 minutes (0.1 miles)
Trinity Shopping Centre 3 minutes (0.1 miles)
Sainsbury's Local 4 minutes (0.2 miles)
Leeds Railway Station 6 minutes (0.3 miles)
Marks & Spencer 6 minutes (0.3 miles)
Victoria Quarter 6 minutes (0.3 miles)
First Direct Arena 16 minutes (0.7 miles)

AUTOMOBILES
Wakefield 16 minutes (10 miles)
Bradford 22 minutes (15 miles)
Huddersfield 26 minutes (20 miles)
Harrogate 32 minutes (16 miles)
York 35 minutes (27 miles)
Sheffield 42 minutes (35 miles)
Manchester 54 minutes (43 miles)

TRAIN
York 30 minutes
Harrogate 47 minutes
Sheffield 51 minutes
Manchester 1 hour 11 minutes
Hull 1 hour 3 minutes
Birmingham 2 hours 1 minute
London 2 hours 30 minutes

PLANE
London 49 minutes
Glasgow 1 hour 5 minutes
Amsterdam 1 hour 15 minutes
Brussels 1 hour 20 minutes
Frankfurt 1 hour 34 minutes
Paris 1 hour 40 minutes
Stockholm 4 hours 30 minutes

GREAT EXPECTATIONS.

The prime grade A offices provide all that is desired for a modern inner-city environment. Within the 5 floors of One Sovereign Quay, bespoke facilities offer both modern and refined design alongside first class amenities including, underground secure parking, storage for bikes, and access to state of the art showers and changing facilities.

As you enter the building, you'll be greeted with a spacious and impressive lobby with room to relax, network and greet visitors.

All office spaces are open plan floor plates ready to be tailored to your individual business needs.



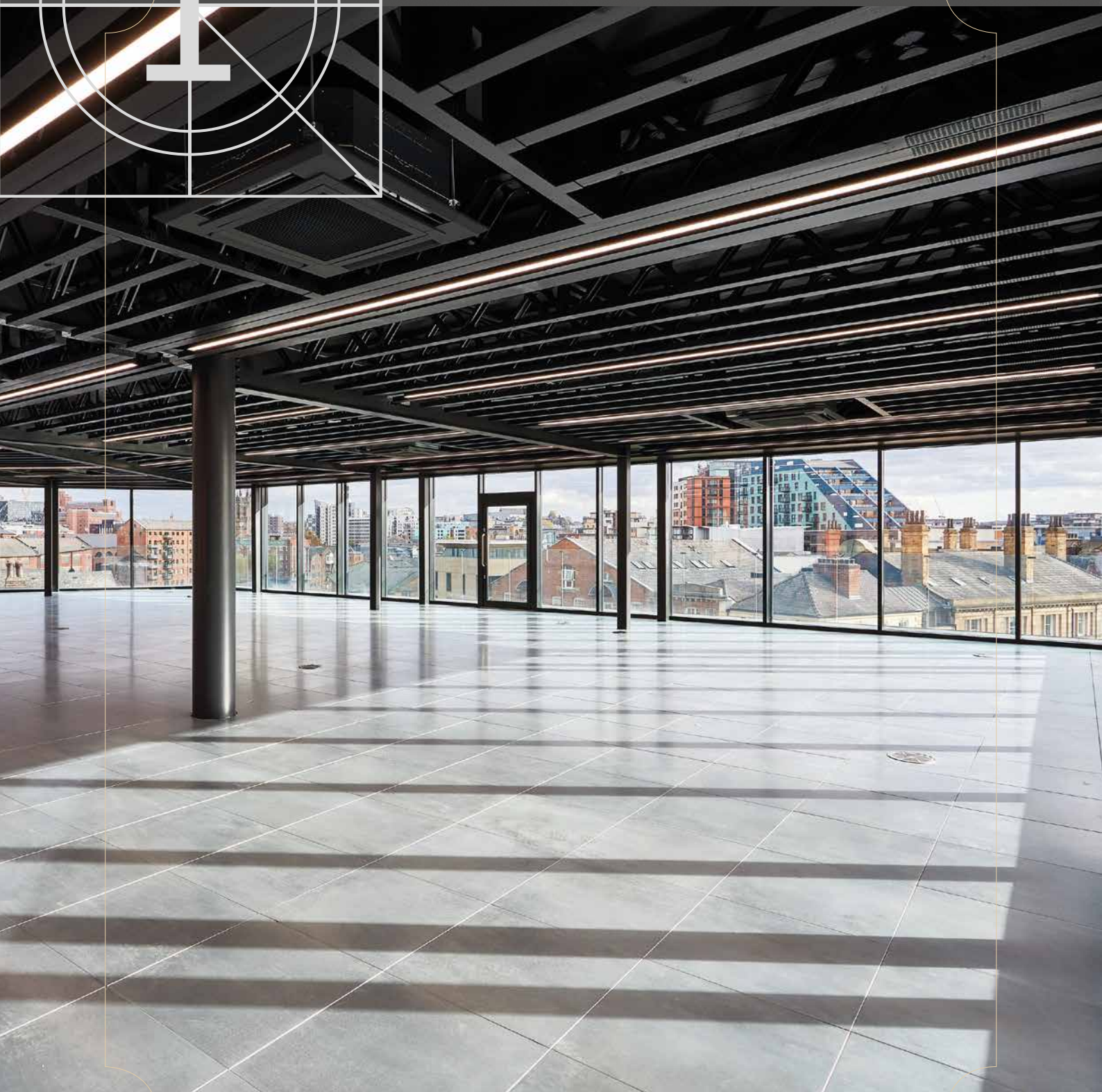
Grade A Office Specification:

- VRF air conditioning 1:8m²
- Generous floor to ceiling height
- Raised access flooring 160mm
- Double height reception entrance area,
- LED lighting,
- New hydraulic passenger lift
- Dedicated roof terraces to 3rd and 4th floor
- 24 cycle spaces
- Cycle repair station and E-bike charging point
- Accessible shower and locker facilities,
- Secure basement car parking
- Electric car charging points

Smart Technology:

- Contactless washroom features
- Superloos with individual sink, tap and mirror
- Enhanced specification stairwells to encourage stair use
- Anti-microbial finishes in high contact areas
- High ratio of cycle parking and lockers to encourage use of cycling, running and walking to work
- Integrated hand cleansing points





A ROOM WITH A VIEW.

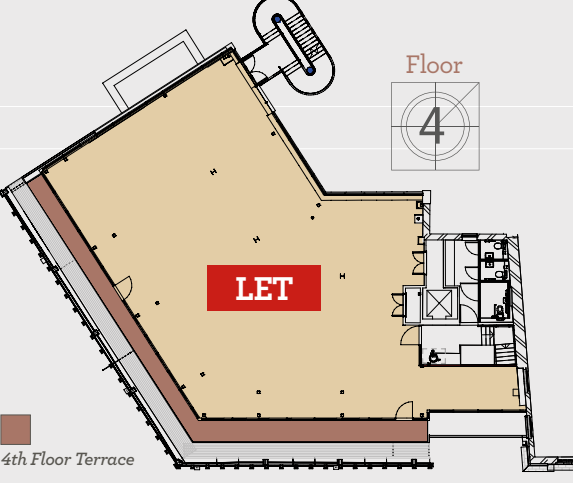
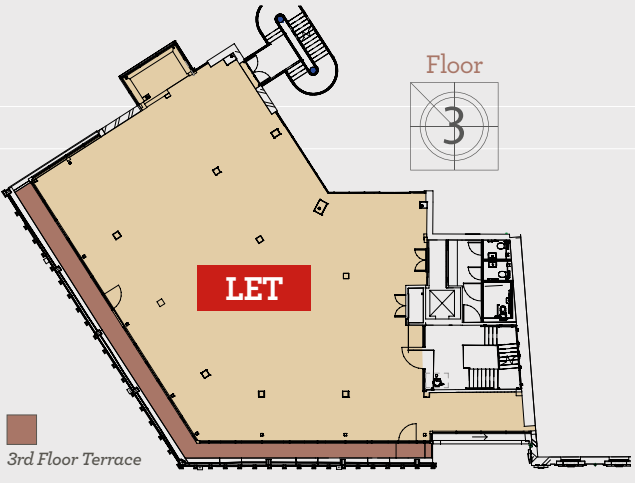
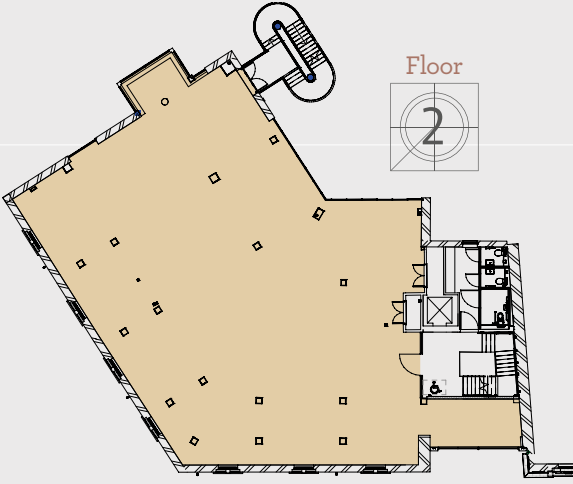
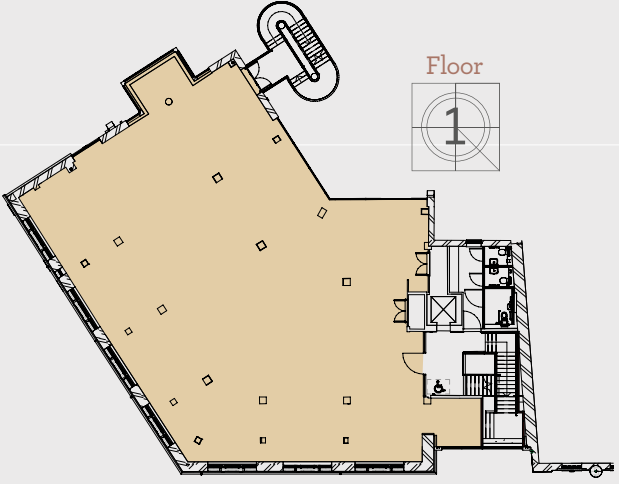
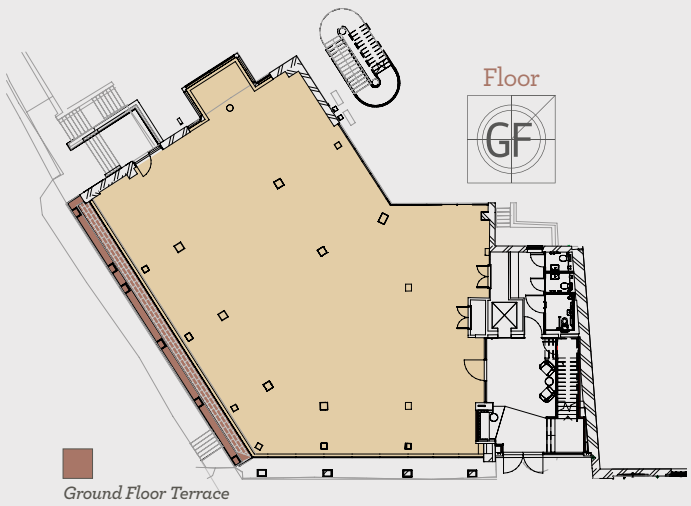
One Sovereign Quay presents the wow factor to your business with glass walls and access to private terraces offering exclusive outside spaces with unprecedented views of the river, the city and beyond.





Accommodation

Floor	SQ.M	SQ.FT
Ground Floor	391	4,209
First Floor	426	4,585
Second Floor	439	4,725
Third Floor	LET AGREED	
Fourth Floor	LET AGREED	

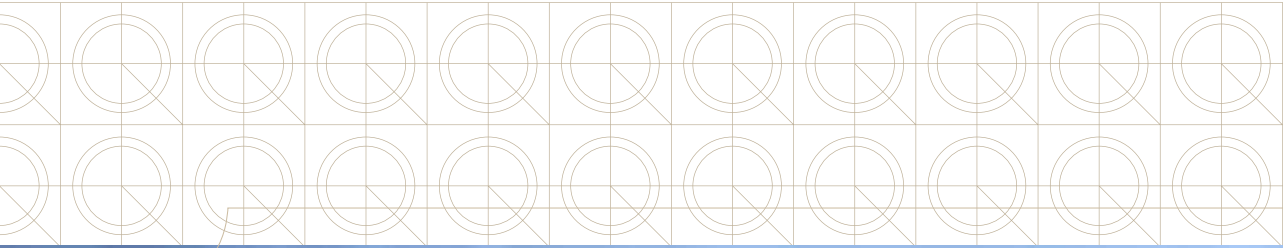


CITY SLICKERS



SOVEREIGN QUAY
LEEDS





THE PURSUIT OF HAPPYNESS.



The Developer

CSB
CHARLES ST
BUILDINGS GROUP
PROPERTY INVESTMENT
& DEVELOPMENT GROUP

Charles Street Buildings are a property developer and investor which has been in operation since the 1950s based in Leicester. It is one of the largest privately owned property companies in the UK with over 6 million sq.ft. of office, retail, leisure, industrial and warehousing sectors within their portfolio. The majority of their holdings are situated in or around Leicester and they continue to develop, build and retain property. Charles Street Buildings have a long-term investment policy and seek to develop long-term relationships with our customers.



SOVEREIGN QUAY LEEDS

onesovereignquay.co.uk

THE END

VAT

All prices/rents are deemed to be exclusive of VAT.

Terms

The accommodation is available by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed. Further information on request.

EPC

Target EPC "B".

Service Charge

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

Contact



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