



# embankment

SOVEREIGN STREET LEEDS

PRIME REFURBISHED RIVERSIDE OFFICES

4,670 SQ FT - 9,308 SQ FT

COMING SOON

## What you want in an office space today

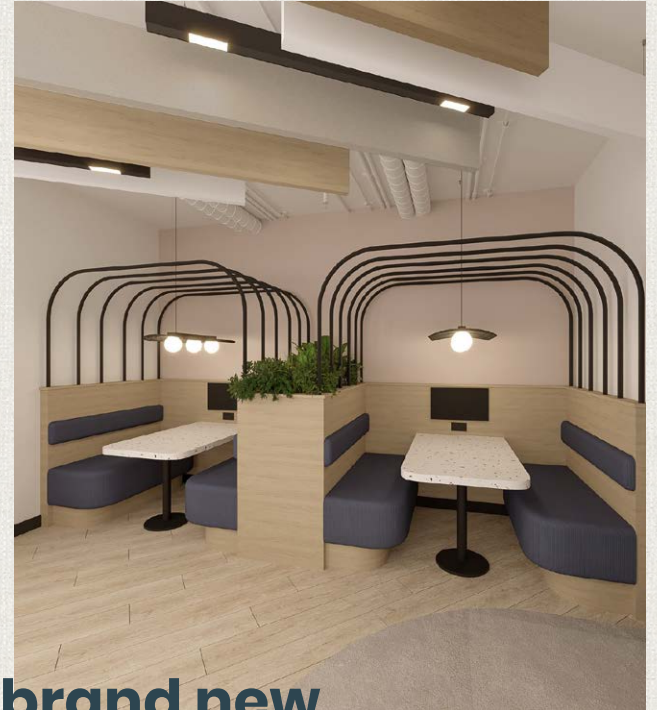
3 The Embankment is a perfectly formed boutique office building, currently undergoing comprehensive refurbishment, to provide occupiers with an array of opportunities.

No stone will be left unturned with a new unique and welcoming reception that leads off into an impressive business lounge for all to use. Common areas will receive the same bespoke approach.

Suites accommodate all occupiers with available accommodation ranging from 4,670-9,308 sq ft.



RECEPTION



**A brand new  
business lounge**



# The location for You

An accessible location with fantastic access by car being at the southern gateway to the city combined with the close proximity of Leeds Southern Station Entrance just a two minute walk away makes The Embankment a highly desirable opportunity.

Furthermore and as importantly when considering your location, amenities are in abundance and all within walking distance.



- 1 BRASSERIE BLANC
- 2 CAFFE NERO
- 3 CO-OP
- 4 BIBI'S
- 5 MALMAISON HOTEL
- 6 FAZENDA
- 7 WATERLANE BOATHOUSE
- 8 DOUBLE TREE BY HILTON
- 9 THARAVADU
- 10 THE BREWERY TAP
- 11 CHAOPHRAYA
- 12 ARCHIE'S BAR & KITCHEN
- 13 LITTLE BAO BOY
- 14 NORTH BREWING CO.
- 15 RUDY'S NEAPOLITAN PIZZA



embankment  
LS1 4BJ

# Only the best for you

3 The Embankment will be finished to a Grade A specification benefiting from:



NEW STATE OF THE ART BUSINESS LOUNGE



NEW VRV AIR CONDITIONING



LED LIGHTING WITH PIR SENSORS



NEW CARPETING AND RE-DECORATED THROUGHOUT



ON-SITE CAR PARKING SPACES



NEW CYCLE HUB AND SHOWER FACILITIES



REFURBISHED WCS, LIFT LOBBIES AND LIFT CARRIAGES



EXPOSED SERVICES (SECOND FLOOR)



BRAND NEW RECONFIGURED RECEPTION AND ENTRANCE DOORS



6 ELECTRIC CAR CHARGING PORTS



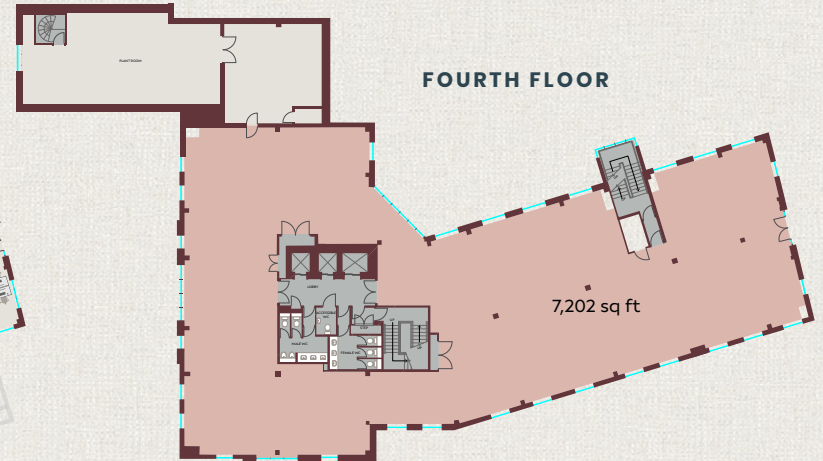
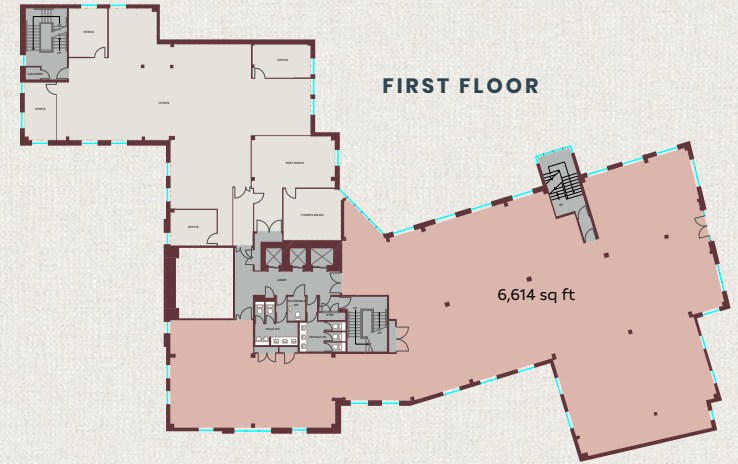
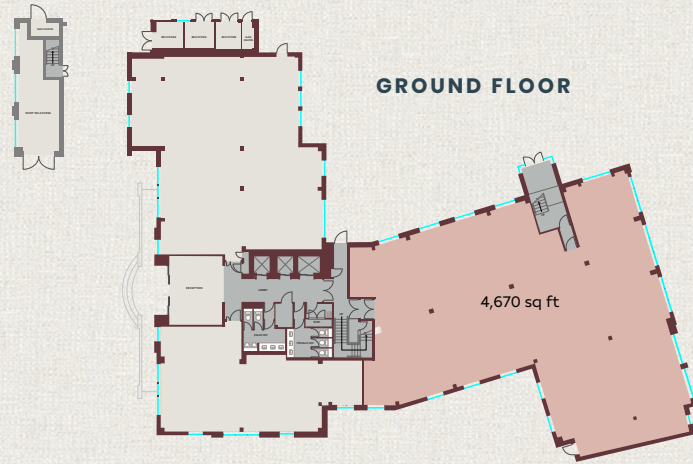
OPEN PLAN ACCOMMODATION



BREEAM RATING 'EXCELLENT'

# Floor Plans

4,670 – 9,302 sq ft



	SQ FT	SQ M
Ground floor	4,670	433.8
First floor	6,614	614.4
Third floor	9,308	864.7
Fourth floor	7,202	669.1
<b>TOTAL</b>	<b>27,794</b>	<b>2,582.1</b>

# 3 embankment



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