



VICTORIA WHARF  
SOVEREIGN STREET  
LEEDS

TO LET

**GRADE A OFFICES**  
SUITED TO YOU

825 - 4,590 SQ FT

(77 - 426 SQ M)



# SOMETHING TO SUIT ALL REQUIREMENTS

FRESH, OPEN  
PLAN FOR YOU  
TO MAKE  
YOUR MARK

OR

FULLY FITTED,  
PLUG AND PLAY  
FOR YOU TO MOVE  
INTO TOMORROW



Victoria Wharf is a unique offering of contemporary offices within a Grade II listed, nineteenth-century riverside building, featuring exposed brickwork and period details that blend historic charm to provide a distinctive workspace for all.



GRADE A OFFICES SUITED TO YOU VICTORIA WHARF



# SPECIFICATION



SHOWER FACILITIES



13 PERSON PASSENGER LIFT



GAS FIRED CENTRAL HEATING



SECURE CYCLE STORAGE



LED LIGHTING



DOUBLE GLAZED WINDOWS



ON-SITE PARKING



CONTEMPORARY ENTRANCE AND RECEPTION AREA



PERIMETER TRUNKING AND FLOOR BOXES



STYLISH MALE AND FEMALE WC'S



COMMUNAL KITCHEN FACILITY



OPERATES THROUGH NETWORK CONTROL GROUP (NCG)\*

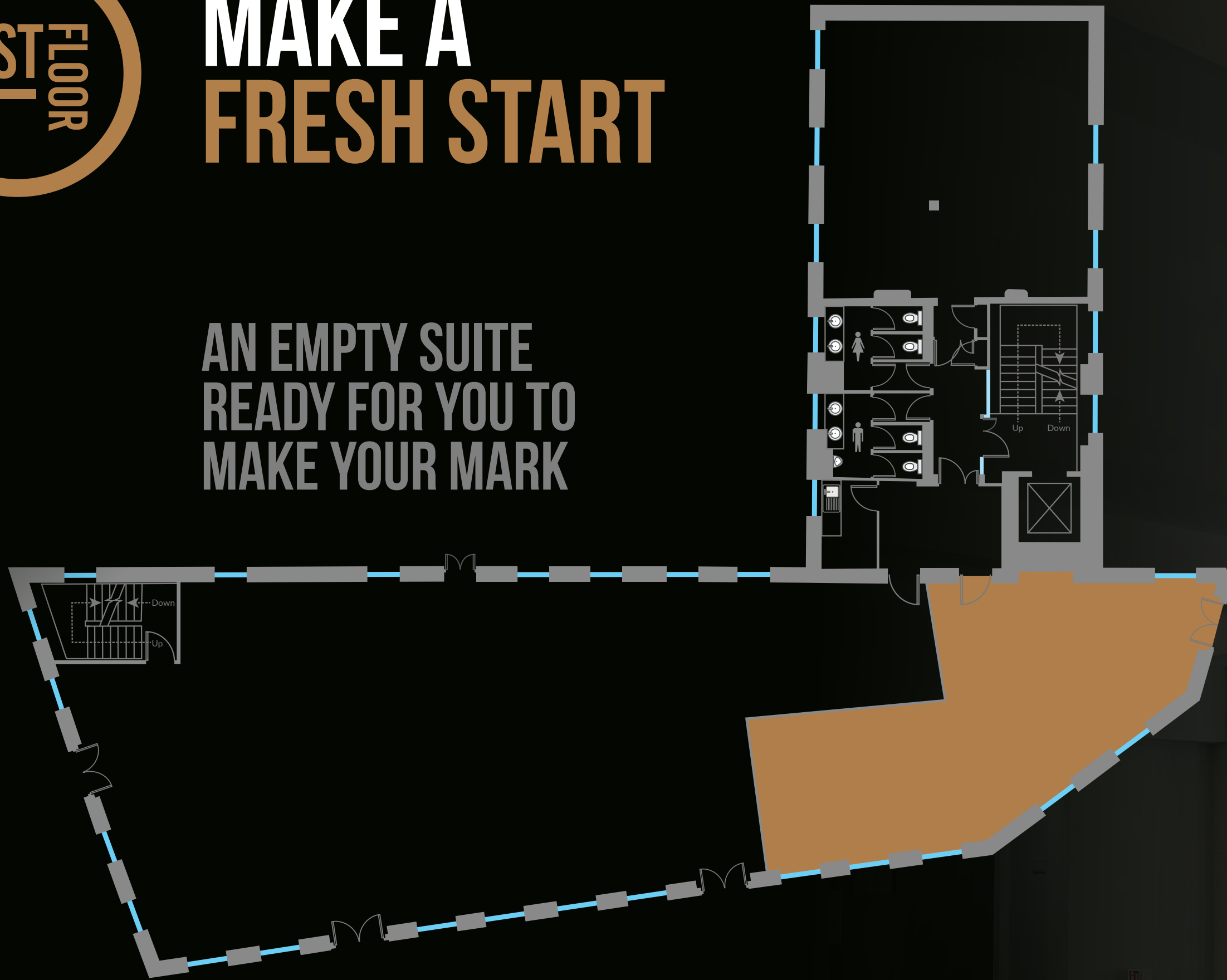
\*The offices have pre-installed IT services already in the building with installation times under two weeks. Optimum connectivity is guaranteed via The Network Control Group with plug and play solutions available. Tenants will benefit from speeds up to 100Mbps and have their own separate and secure lines. All network contracts come with support, maintenance and monitoring.



**1<sup>ST</sup>**  
FLOOR

# MAKE A FRESH START

AN EMPTY SUITE  
READY FOR YOU TO  
MAKE YOUR MARK



INDICATIVE  
FIT OUT PLAN

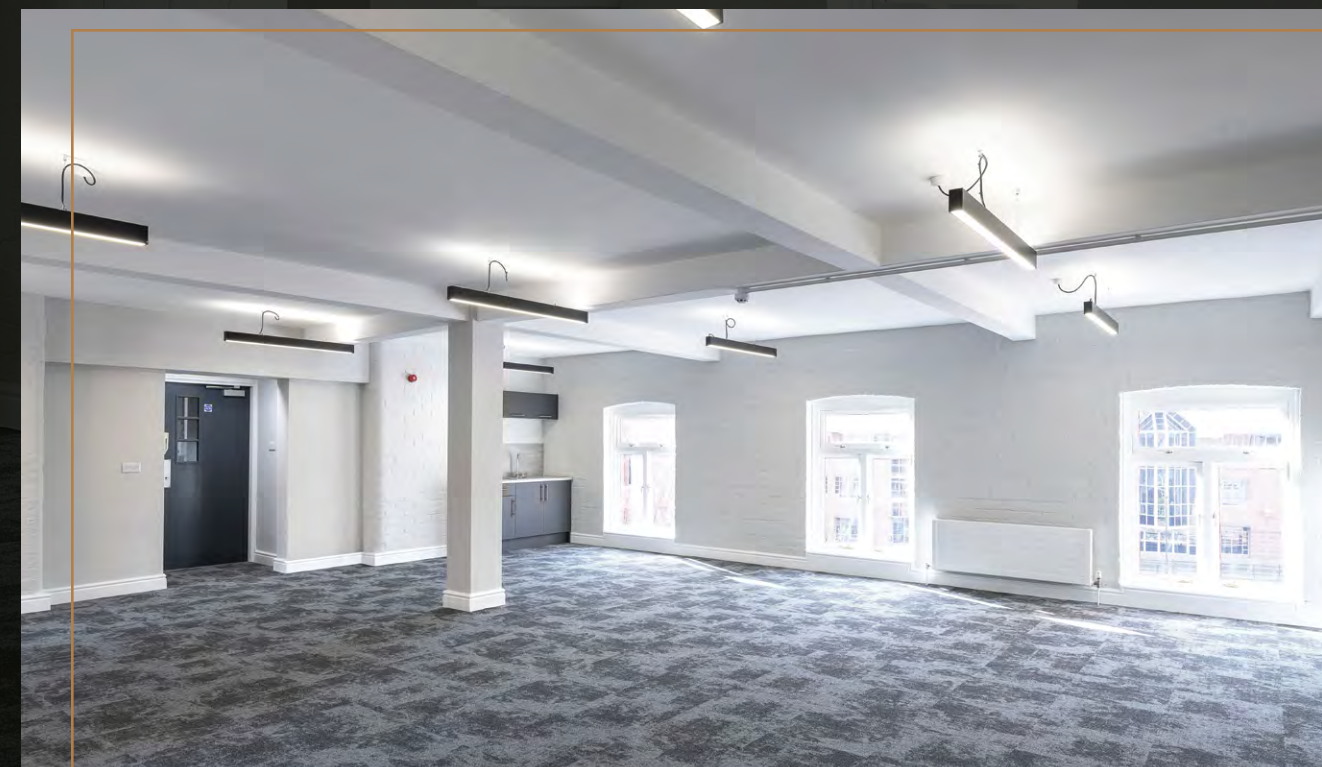
SHARED KITCHEN

INFORMAL MEETINGS

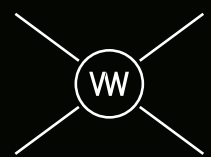
12 WORK STATIONS

MEETING ROOM

**879 SQ FT** (82 SQ M)

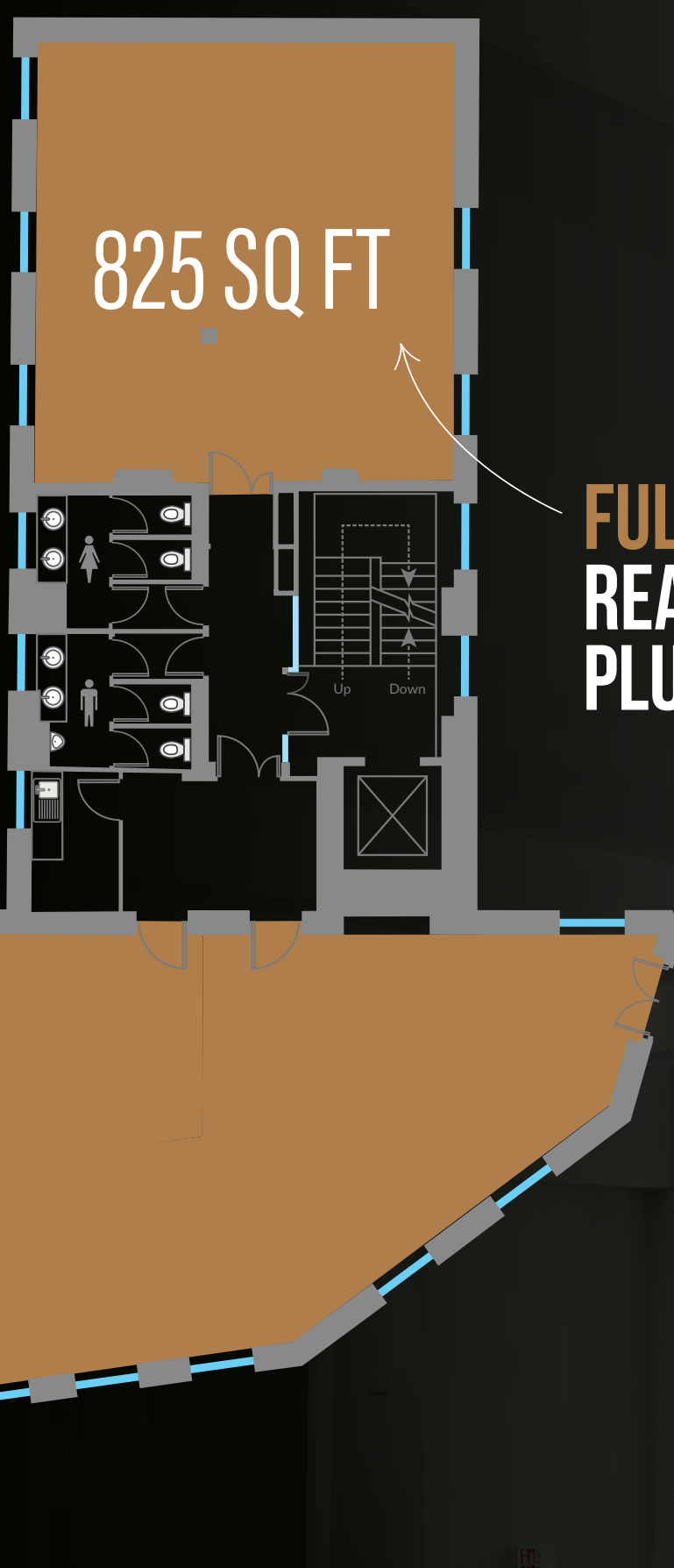


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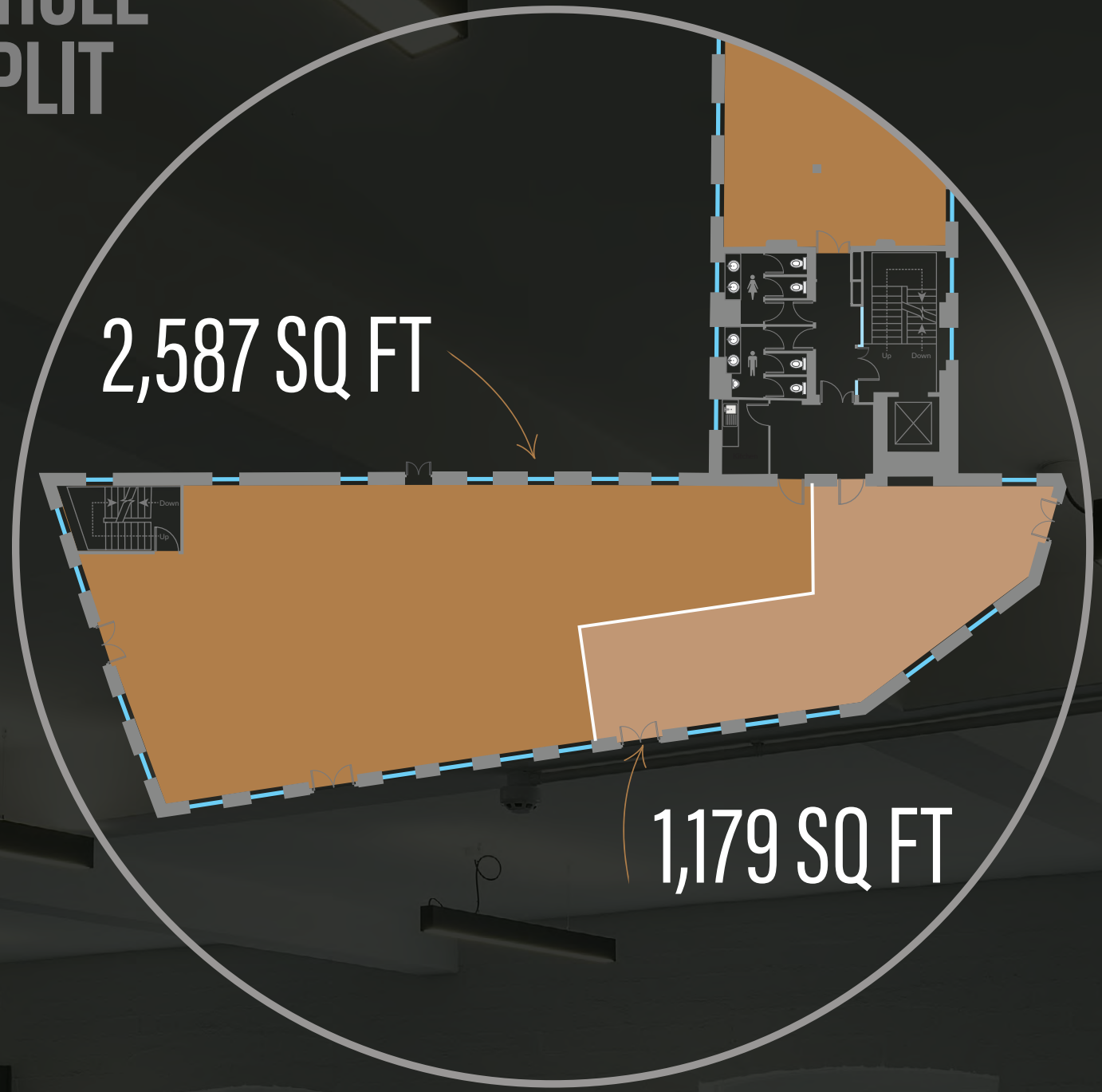


**3<sup>RD</sup>** FLOOR

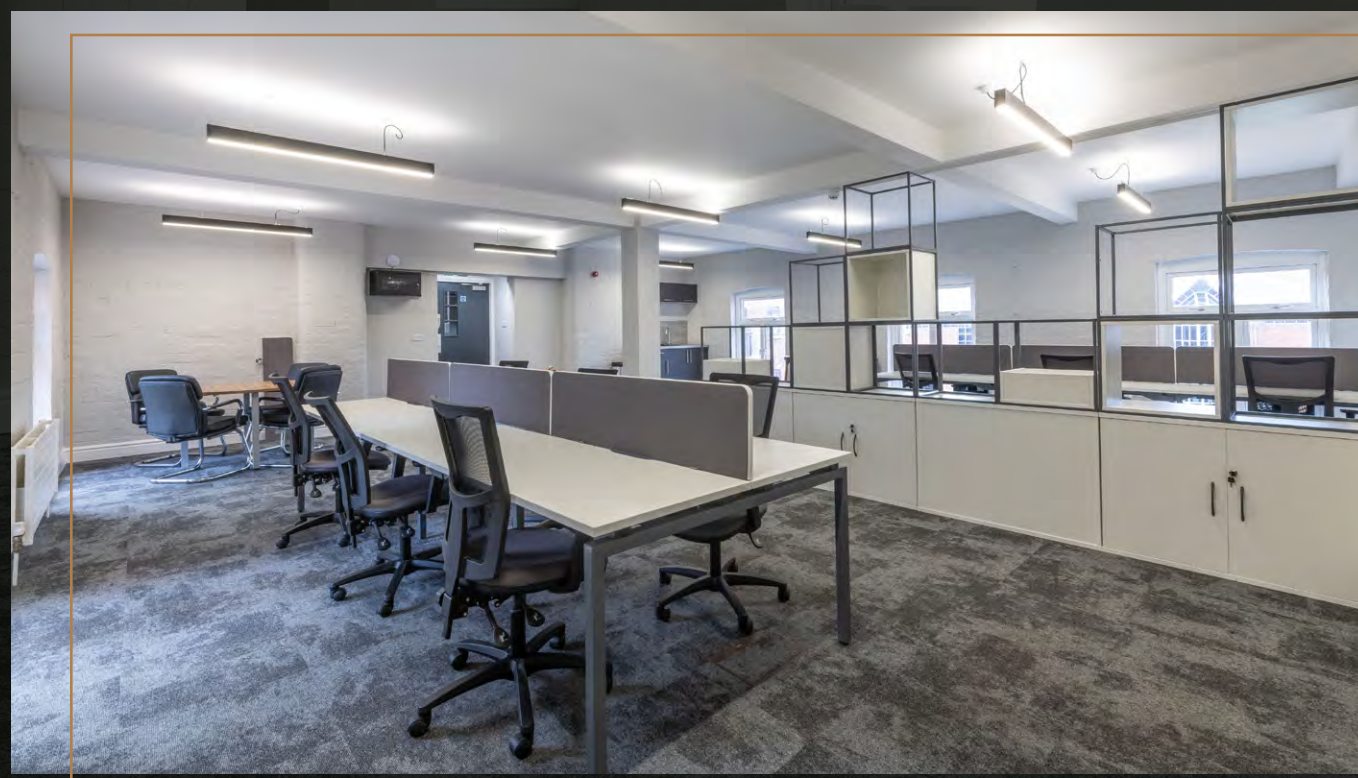
**OPEN PLAN  
TO MAKE  
YOUR MARK**



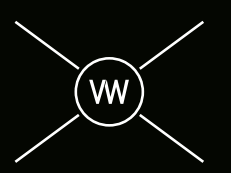
TAKE AS A WHOLE  
OR CAN BE SPLIT



**825 - 4,590 SQ FT (77 - 426 SQ M)**



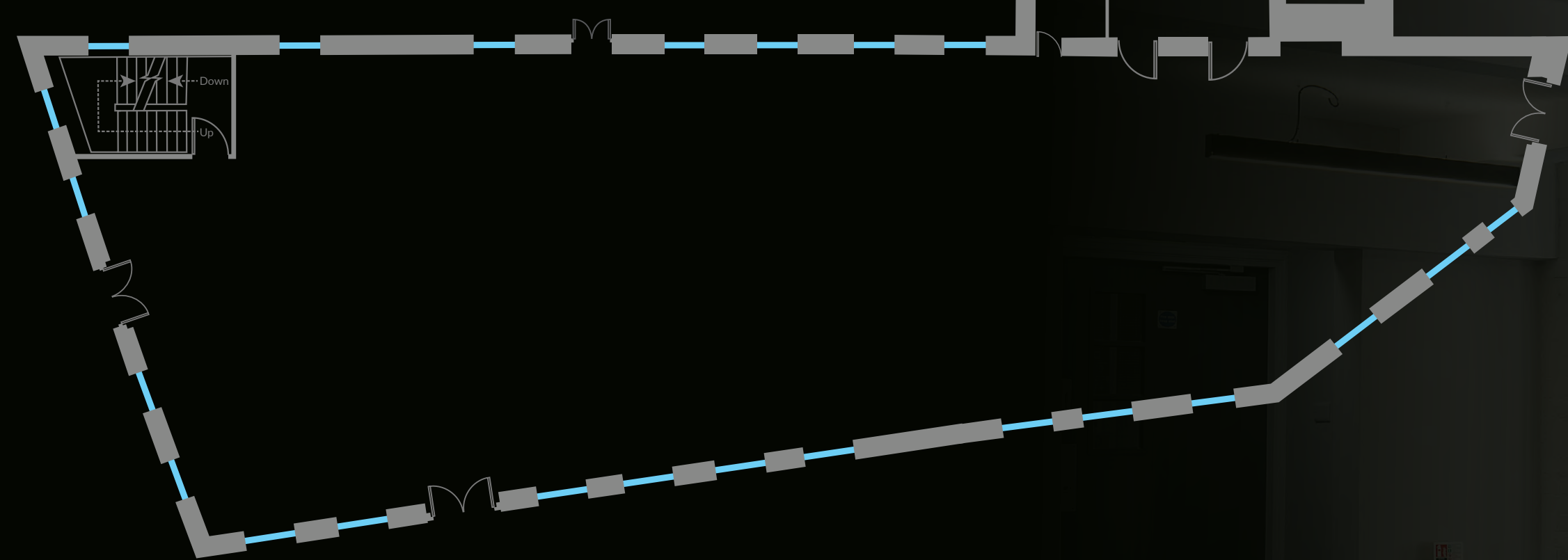
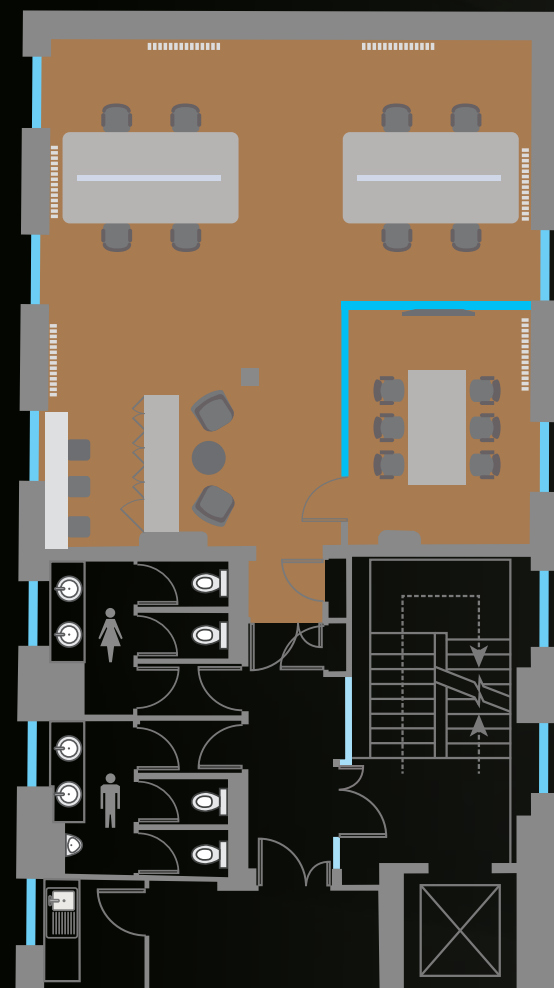
GRADE A OFFICES SUITED TO YOU VICTORIA WHARF



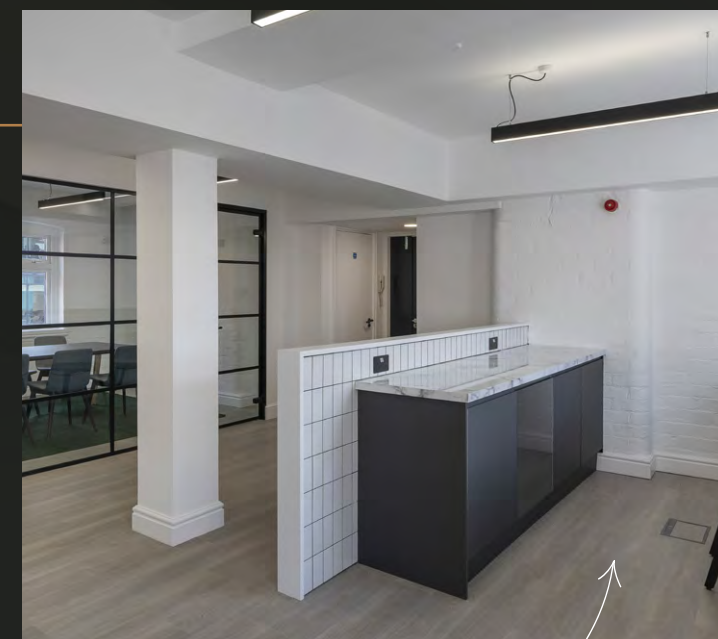
4<sup>TH</sup> FLOOR

# FITTED AND READY TO GO

FULLY FITTED SUITE  
READY FOR YOU TO  
PLUG-AND-PLAY



825 SQ FT (77 SQ M)



RELAXING WORKING ENVIRONMENT WITH BREAK-OUT EATING AREA

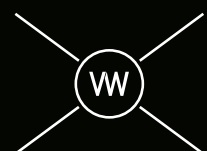


SPACE FOR 6 IN THIS FULLY EQUIPPED MEDIA/MEETING ROOM



FULL FIT OUT

Up on the fourth floor, awaits the amazing suite that has everything you need to get started, perfect for a busy team to get underway. The tenant will benefit immediately from high quality fixtures and fittings. Stylish chairs, cool desks and smart storage are all ready for you to use right away.



# RIVERSIDE LOCATION

Located in the centre of Leeds means business opportunities, shopping, entertainment and nightlife are all first class. With eateries such as Raymond Blanc's Brasserie Blanc on the ground floor, Bibi's Italian a short walk away and a number of artisan style cafés in the vicinity, leisure venues are in plentiful array. Trinity Leeds and the main retail core is less than a five minute walk, and Leeds Railway Station is just around the corner.

Furthermore, directly outside is the public realm on Sovereign Street, a perfect place for your staff to sit and relax during their lunch hour.



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



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# TERMS

The suites are available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed. Further information available on request.

# EPC

This property's current energy rating is B38.

# VIEWINGS

For further information or to arrange a viewing, please contact either of the joint letting agents.

## ALL ENQUIRIES

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