

CONTINENTAL WORKS

30 Sovereign St, Leeds LS1 4BA

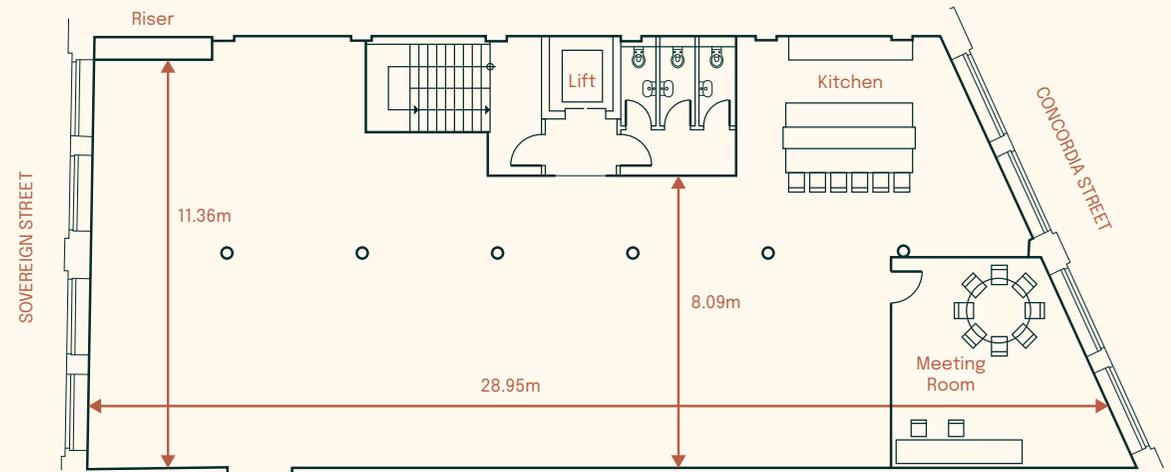
Boutique office space
3,036–9,127 sq ft available

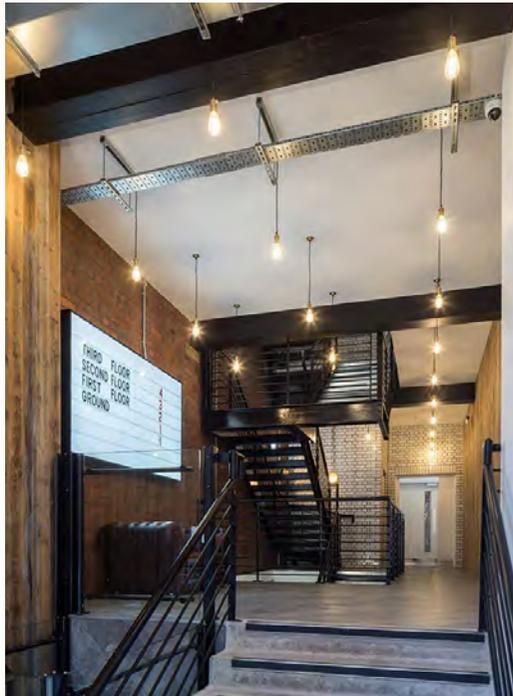
THE SPACE

Concordia Works is an award-winning property, set over 5 floors and situated just a short walk from Leeds City Station and the main retail heart of the city. Built in the early 20th Century, this former yarn and cord warehouse has been refurbished with modern businesses in mind, whilst maintaining its existing structure and original period features.

Through the approach of the interior design, the integrity of the warehouse's industrial past has been retained wherever possible. Exposed brickwork, trusses and cast iron columns play a major part in the building's new look. The result is five floors of exceptional and adaptable open plan office space, offering a contemporary working environment for dynamic and creative businesses.

FLOOR	AREA (SQ FT)	AREA (SQ M)
03	3,036	282
02	3,056	284
01	3,035	283
TOTAL	9,127	849





SPECIFICATION



Area 3,036–9,127 sq ft IPMS



Kitchen & meeting room installed



Secure access control system



New passenger lift, feature staircase, lighting and accessible WC facilities



High efficiency LG7 compliant LED light fittings, with daylight dimming and lighting control system



Secure internal bicycle store



HVAC, mechanical ventilation and opening windows

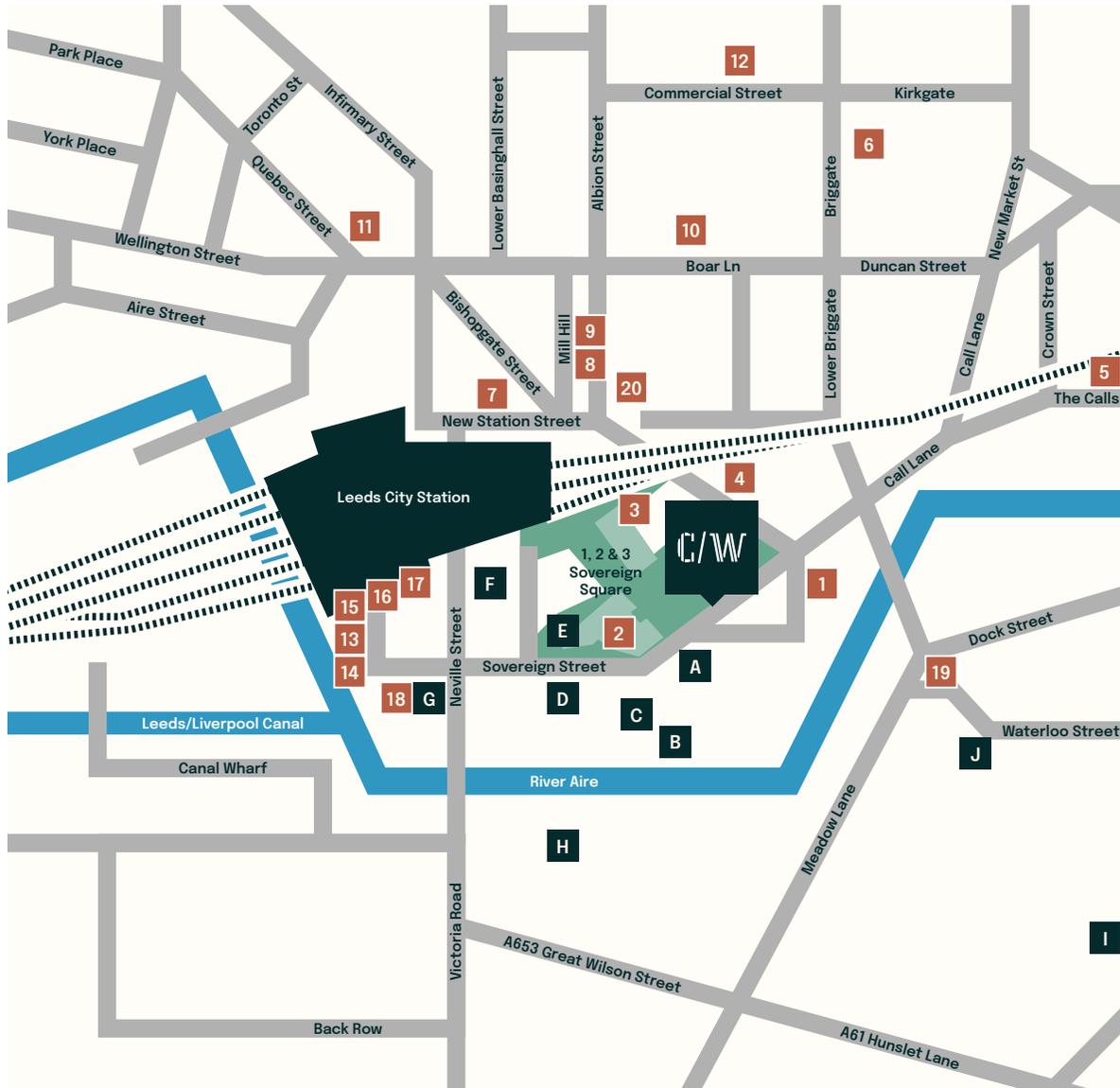


Connectivity within building



Option for fully fitted space

LOCATION



Concordia Works is surrounded by a variety of restaurants, coffee shops and bars which enhance a thriving work environment. With the retail heart of Leeds only a short walk away and a new urban garden adjacent at Sovereign Square this location suits all types.

It has excellent transport links with the property just moments away from Leeds City Station and with the newsouthern entrance completed in 2015, commuting in and out of the city will be even more convenient. The M1 and M621 motorways are only a 5 minute drive away and 2 large multistorey car parks are located 100 yards from the building's front door. For those who prefer a greener mode of travel, riverside cycle paths run close to Concordia Works.

LOCAL AMENITIES

- | | |
|------------------------|-----------------------------|
| 1. Malmaison Hotel | 11. Restaurant Bar & Grill |
| 2. Brasserie Blanc | 12. Flat Iron |
| 3. Bibis Italianissimo | 13. Doubletree Hilton Hotel |
| 4. Chaophraya | 14. Fazenda |
| 5. PureGym | 15. Out of the Woods |
| 6. Victoria Quarter | 16. The Hop |
| 7. Laynes Espresso | 17. Livin'italy |
| 8. Friends of Ham | 18. Waterlane Boathouse |
| 9. Bundobust | 19. The Adelphi |
| 10. Trinity Leeds | 20. Pizza Pilgrims |

LOCAL OCCUPIERS

- | | |
|----------------------|----------------|
| A. Addleshaw Goddard | E. KPMG |
| B. Walt Disney | F. BT |
| C. AON | G. Direct Line |
| NHS | H. ASDA HQ |
| Handelsbanken | I. Sky |
| D. RBS | J. AQL |



A DEVELOPMENT BY

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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

Available on request.

Service charge

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

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