



# EMBANKMENT E

ONE FLEXIBLE, COST EFFECTIVE  
OPPORTUNITY.

**OFFICES FROM 3,957 - 51,153 SQ.FT.**

ONE EMBANKMENT, NEVILLE STREET,  
LEEDS LS1 4DW



### ONE EMBANKMENT

benefits from being located at the southern gateway to the city centre, 2 minutes walk from the new southern entrance to Leeds city railway station.

SAT NAV - LS1 4DW

AN OUTSTANDING OPPORTUNITY TO ACQUIRE RIVER FRONT OFFICES WITH PARKING ON FLEXIBLE LEASE TERMS

ONE PERFECT LOCATION



## ONE FLEXIBLE OPPORTUNITY

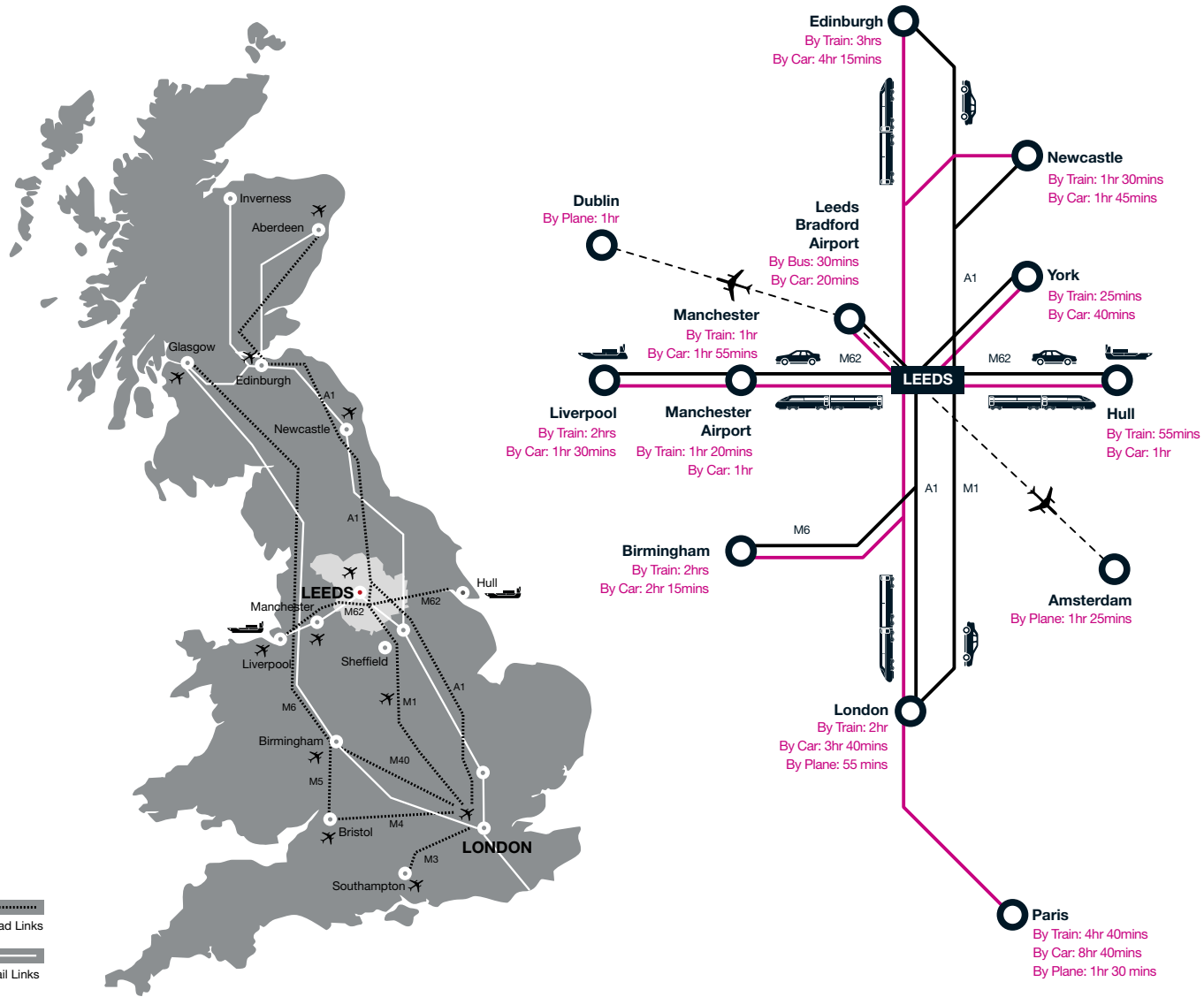
ONE Embankment offers cost effective refurbished office space with basement car parking on highly flexible lease terms.



Arranged over Lower Ground, Ground and 4 upper floors, the building provides floor plates from 3,957 - 13,171 sq ft wrapped around a new landscaped Courtyard. The Southern elevation also enjoys attractive views of the river Aire.

The reception area provides an impressive double height glazed entrance with meeting rooms and client space available to hire for all occupiers. Car parking is provided in the basement.

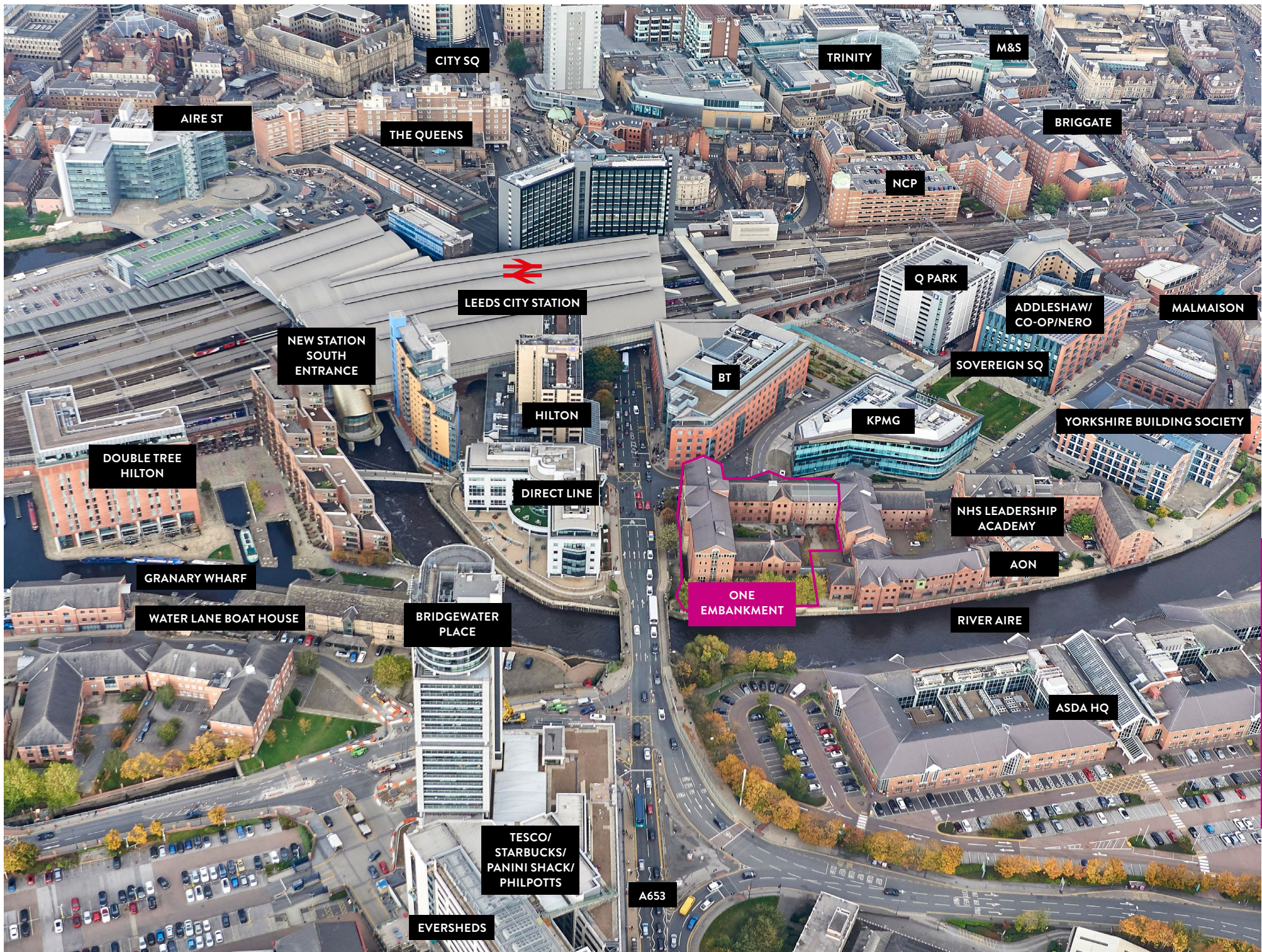
## ONE DYNAMIC HUB OF EXCELLENCE



Already the UK's third largest city, Leeds is also one of the most successful, with a significant projected population growth in the next decade. It has clear strengths in professional and financial services, a powerful retail offering, four leading universities serving the fourth largest student population in the UK and a significant cultural presence.

As might be expected, its property market is also one of the UK's most dynamic and Leeds' position as a major hub rests on its complementary relationship to other towns and cities across the north, the fast train link to London and its proximity to some of England's most stunning national parks.

THE CITY'S RAILWAY STATION IS ONE OF THE BUSIEST IN THE COUNTRY WITH OVER 900 TRAINS PER DAY SERVING AN ESTIMATED 38M PASSENGERS PER YEAR.



CITY SQ

TRINITY

M&S

AIRE ST

THE QUEENS

BRIGGATE

NCP



LEEDS CITY STATION

Q PARK

ADDLESHAW/  
CO-OP/NERO

MALMAISON

NEW STATION  
SOUTH  
ENTRANCE

BT

SOVEREIGN SQ

HILTON

KPMG

YORKSHIRE BUILDING SOCIETY

DOUBLE TREE  
HILTON

DIRECT LINE

NHS LEADERSHIP  
ACADEMY

GRANARY WHARF

AON

ONE  
EMBANKMENT

RIVER AIRE

WATER LANE BOAT HOUSE

BRIDGEWATER  
PLACE

ASDA HQ

TESCO/  
STARBUCKS/  
PANINI SHACK/  
PHILPOTTS

A653

EVERSHEDS

## LEEDS CITY REGION - ONE FLOURISHING ECONOMY



- 1 WILLIAM HILL
- 2 MPS
- 3 ASDA HQ
- 4 EVERSLEDGES | ERNST & YOUNG | DWF
- 5 DIRECT LINE GROUP
- 6 BT
- 7 KPMG
- 8 ADDLESHAW GODDARD
- 9 REGUS | DLA PIPER
- 10 MERCER
- 11 QUAD PLANNING
- 12 JLL
- 13 CBRE | CAPSTICKS | SOFTCAT
- 14 DELOITTE
- 15 PINSENT MASON | BARCLAYS | ROTHSCHILD | GILLBANKS
- 16 LEEDS BUILDING SOCIETY
- 17 LLOYDS BANKING GROUP





- |   |  |   |   |  |
|---|--|---|---|--|
| 1 STARBUCKS<br>TESCO EXPRESS<br>PHILPOTTS<br>PANINI SHACK | 2 THE HOP<br>FAZENDA<br>DOUBLE TREE BY HILTON<br>CURÉE LEEDS<br>GRANARY EXPRESS<br>WATER LANE BOAT HOUSE | 3 THE FOUNDRY<br>M&S SIMPLY FOOD<br>BOOTS<br>SAINSBURY'S LOCAL<br>WH SMITHS | 5 RESTAURANT BAR & GRILL<br>6 BANYAN<br>7 BIBI'S<br>8 CHAOPHRAYA<br>9 BRASSERIE BLANC | 10 CAFE NERO / CO-OP<br>11 CRANBERRY<br>12 MALMAISON<br>13 TRAVEL LODGE<br>14 COSMOPOLITAN HOTEL |
|---|--|---|---|--|

## ONE CONVENIENT POSITION MANY AMENITIES

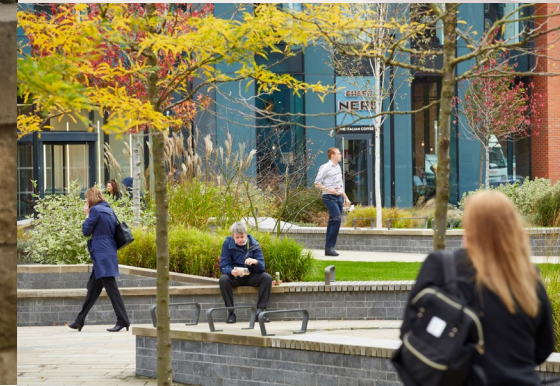
ONE EMBANKMENT is spoilt by its location and proximity to a host of excellent amenities, hotels, restaurants and leisure facilities.

The adjacent sovereign square provides landscaped gardens and a newly opened Caffé Nero and Co-Op. In addition, One Embankment is a 5 minute stroll to Trinity Leeds with the John Lewis development at Victoria Gate a further 5 minutes.

To the south-east in a 5 minute walk is the Crown Point retail park where you will find M&S, NIKE, NEXT, TK MAXX and ASDA.

Located 2 minutes further to the south is Bridgewater Place where you will find Anytime Gym, Tesco Express and more.





## ONE FLEXIBLE BUILDING

### ACCOMMODATION SCHEDULE:

One Embankment provides the following approximate net lettable floors areas:

FLOOR	SQ FT	SQ M
LOWER GROUND	3,957	367.66
RECEPTION	1,366	126.91
GROUND	11,672	1,084.47
FIRST	13,171	1,223.63
SECOND	10,373	963.75
THIRD	5,426	504.14
FOURTH	5,188	487.64
<b>TOTAL</b>	<b>51,153</b>	<b>4,758.2</b>

AVAILABLE ON A FLOOR BY FLOOR BASIS

### PROPOSED SPECIFICATION:

- Fully refurbished
- Full access raised floors
- VRF comfort cooling
- Suspended ceilings
- LED lighting
- Double height entrance reception
- Meeting rooms to hire
- Double glazed windows
- New courtyard garden area
- Wifi
- Male, female and disabled WC facilities to each floor
- Impressive views of the River Aire
- 46 car parking spaces (43 under building and 3 in the adjacent courtyard)

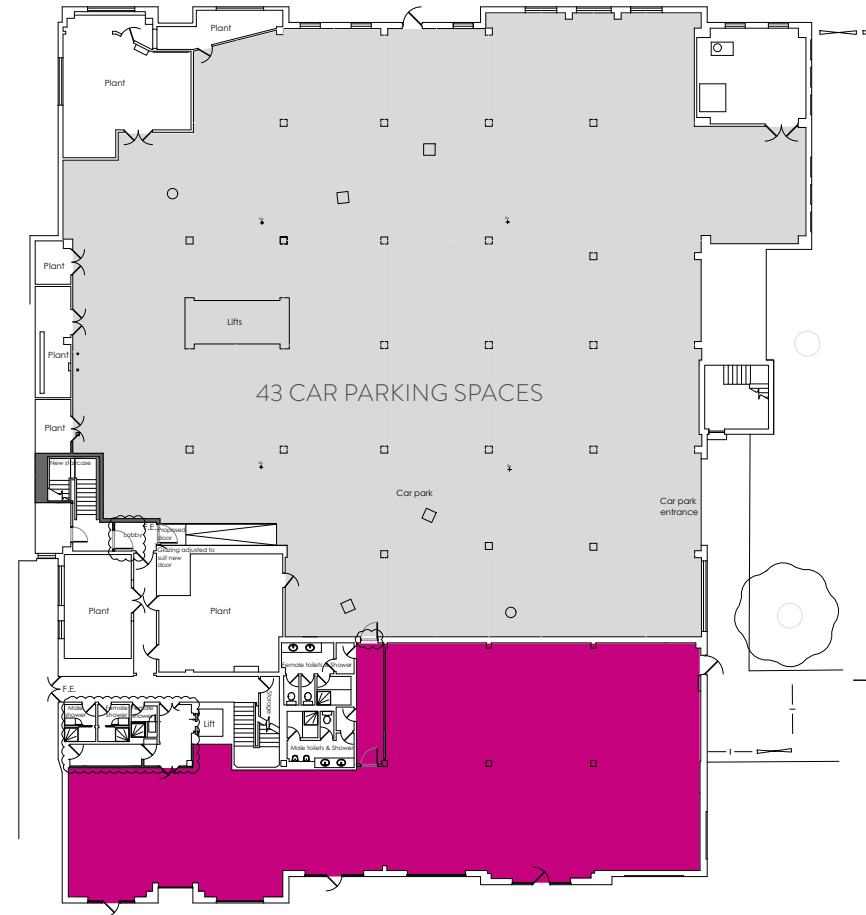


# EMBANKMENT

# LG

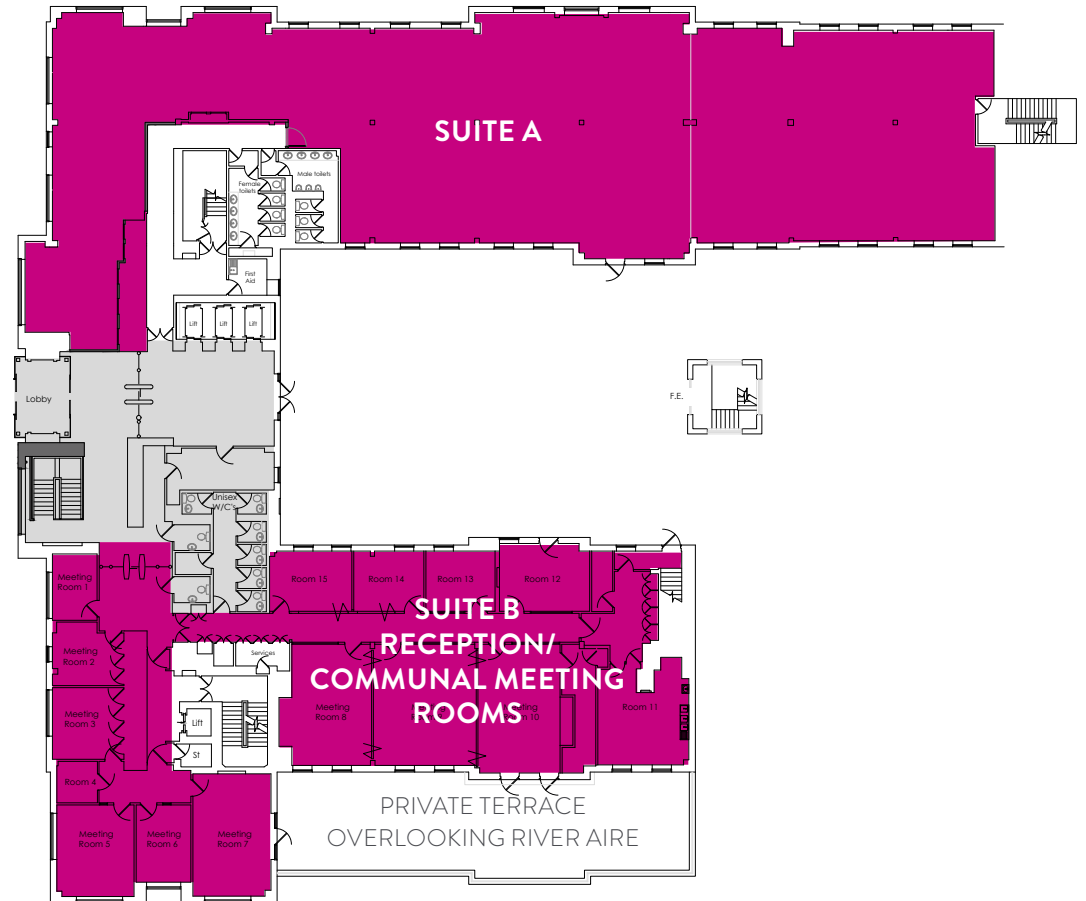
## LOWER GROUND FLOOR

3,957 SQ FT (367.66 SQ M)



# EMBANKMENT

# G



## GROUND FLOOR

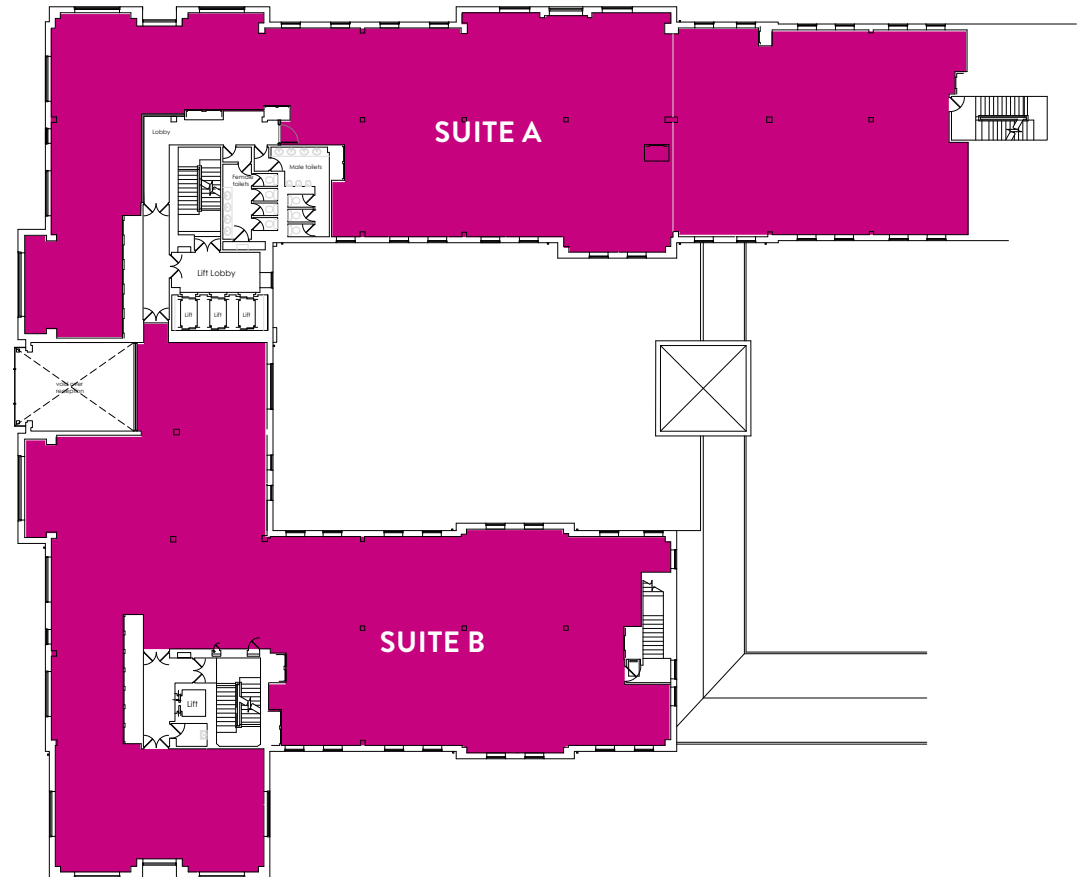
SUITE A: 6,755 SQ FT (627.58 SQ M)

SUITE B: 4,917 SQ FT (456.89 SQ M)

RECEPTION: 1,366 SQ FT (126.91 SQ M)

# EMBANKMENT O N E

# 01



## FIRST FLOOR

SUITE A: 6,796 SQ FT (631.38 SQ M)

SUITE B: 6,375 SQ FT (601.82 SQ M)

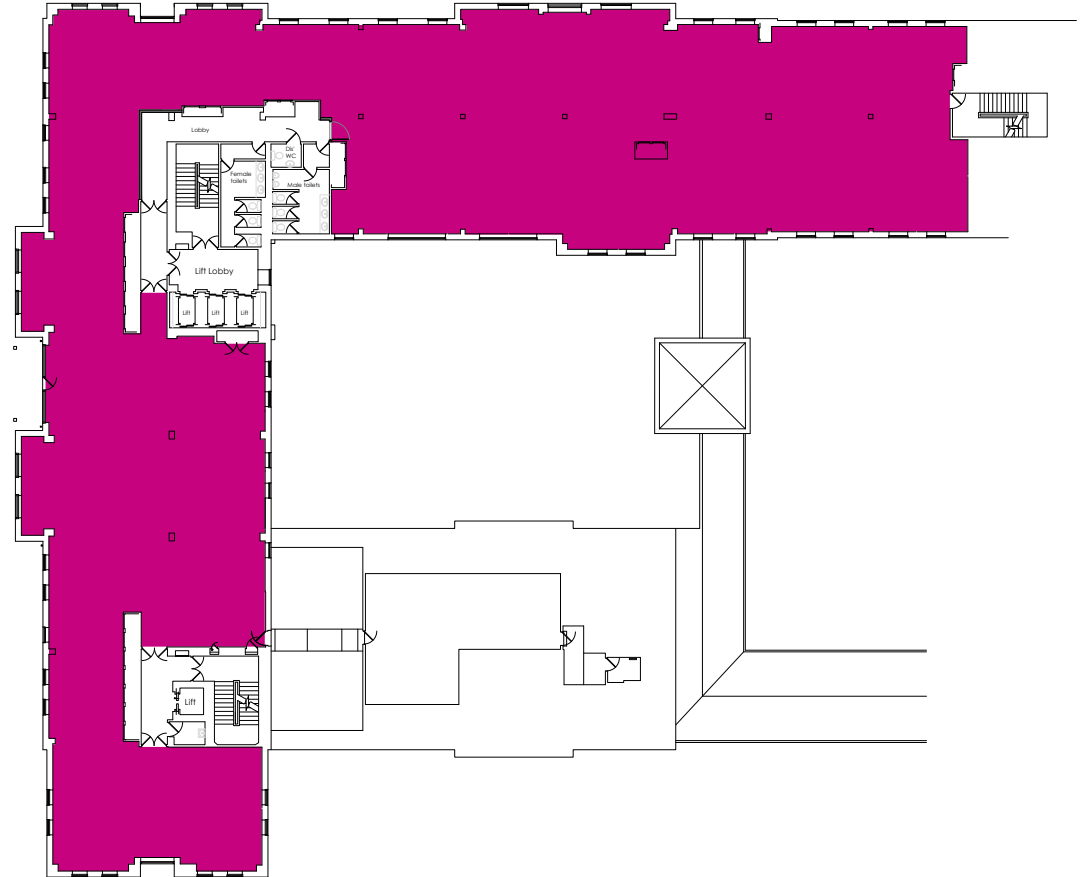
TOTAL: 13,171 SQ FT (1,223.63 SQ M)

# EMBANKMENT

# 02

## SECOND FLOOR

10,373 SQ FT (963.75 SQ M)



# EMBANKMENT

# 03

**THIRD FLOOR**

5,426 SQ FT (504.14 SQ M)



# EMBANKMENT

# 04

**FOURTH FLOOR**

5,188 SQ FT (487.64 SQ M)



## FURTHER INFORMATION

### TENURE

The property is available to let on flexible lease terms.

### LEGAL FEES

Each party will be responsible for their own legal and professional fees incurred with this transaction.

### EPC

The property will be re-assessed following the refurbishment works.

### RENT

Quoting rent of only £19.50 per sqft per annum exclusive.



**ONE**  
EMBANKMENTLEEDS.  
COM



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