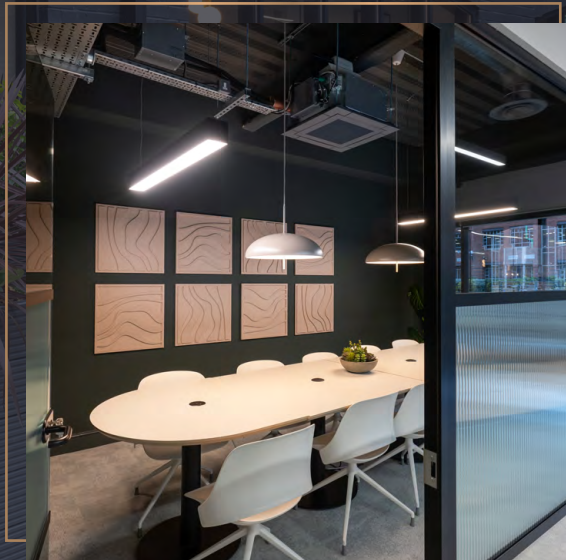


THE RIVERSIDE STUDIO

@ 2 THE EMBANKMENT



**FULLY FITTED,
UNIQUE GRADE A
OFFICE SUITE**

2,019 SQ FT (188 SQ M)

SOVEREIGN STREET, LEEDS LS1 4BA

DESCRIPTION

The Riverside Studio at 2 The Embankment is a unique, ground-floor, fully fitted space offering a striking blend of industrial aesthetics and cutting-edge design.

NEW VRV AIR CONDITIONING

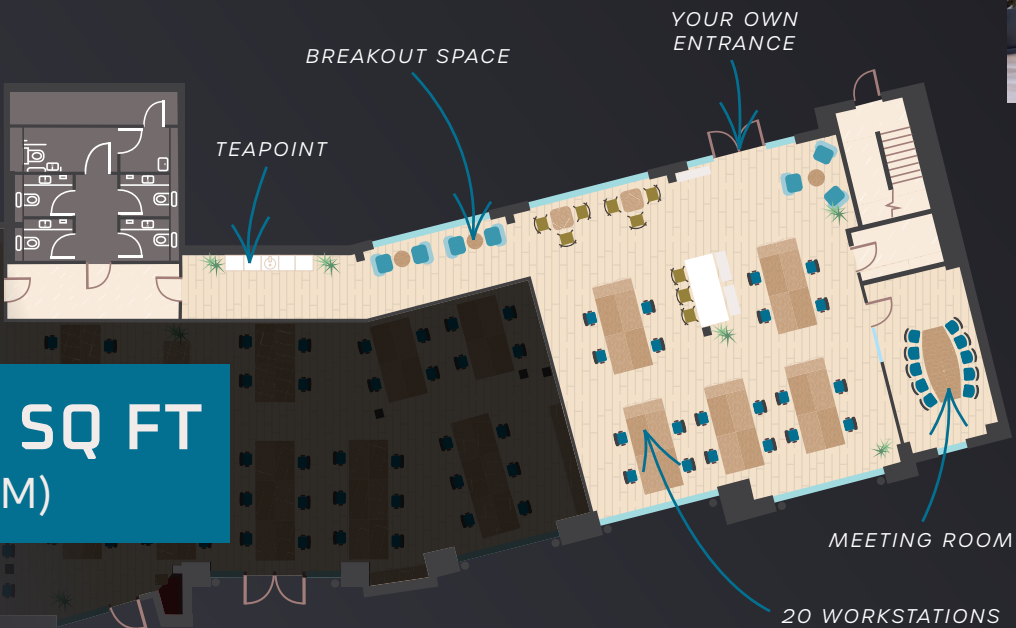
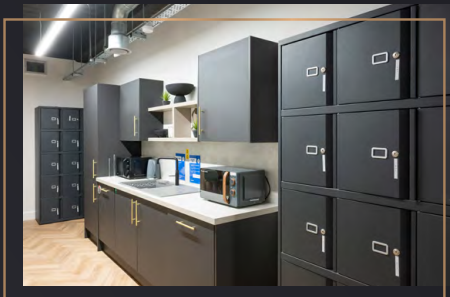
LED LIGHTING WITH PIR SENSORS

NEW CARPETING AND
RE-DECORATED THROUGHOUT

6 ELECTRIC CAR CHARGING PORTS

ON-SITE CAR PARKING SPACES

NEW CYCLE HUB AND
SHOWER FACILITIES



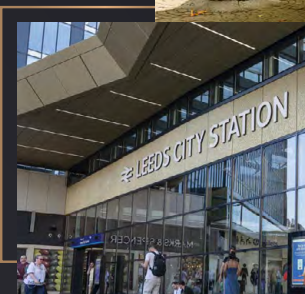
2,019 SQ FT
(188 SQ M)



LOCATION

Situated at 2 The Embankment, you'll benefit from all that this southern business district has to offer. Leeds City Station (southern entrance)

is just around the corner, with a handful of amenities immediately adjacent and access to Leeds City Retail Core within a few minutes walk, you have all that you need to hand.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013

Knight Frank on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Knight Frank has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is March 2025.

TERMS

New FRI lease on terms to be agreed. Further information is available upon request.

EPC

The property has been assessed to have an Energy Performance Certificate rating of C (61). A copy of the certificate is available upon request.

BUSINESS RATES

Business rates will be payable by the tenant in respect of the demise. Further information is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation of the legal documentation.

FURTHER ENQUIRIES

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