

Reference: LDS25705

4 Sovereign Place, Leeds, LS1 4SP

IMAGE COMING SOON
ILLUSTRATIVE IMAGE ONLY

Leeds, LS1 4SP

To Let

£4,240 pcm

2,300 sq ft

Flexible Use

 [Google Maps](#)



4 Sovereign Place, Leeds, LS1 4SP



£4,240 per month + VAT

£50,880 p/a · £22 per sq ft



Flexible Use

For multiple industries



2,300 sq ft internal

214 sq m



Reference

LDS25705



24/7 access



Fully glazed frontage



LED lighting



Mezzanine level

WHAT'S NEARBY



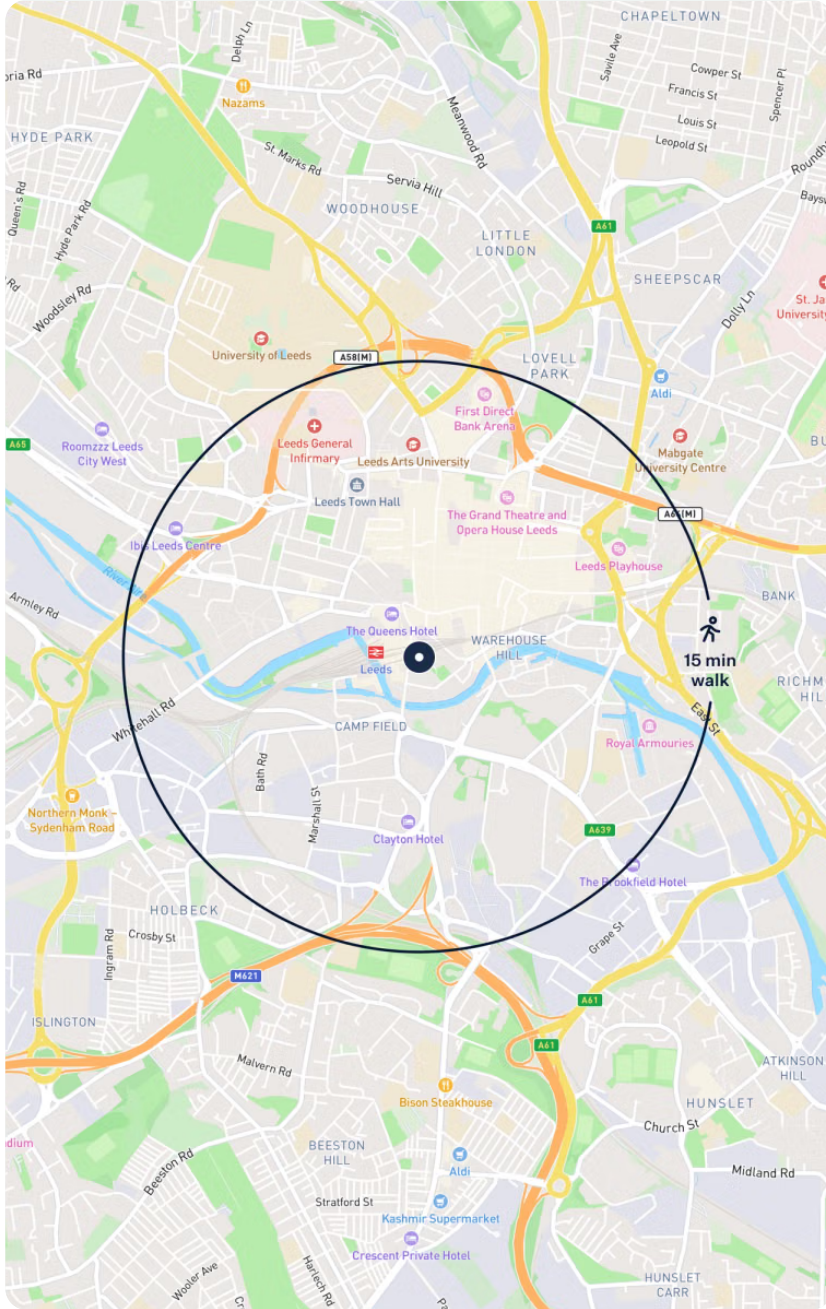
Leeds Train Station

4 min walk



Google Maps

Images Coming Soon



Location

4 Sovereign Place, Leeds, LS1 4SP

[/// trials.basic.rocky](https://www.trials.basic.rocky)

[!\[\]\(cbe80b694ebd74fcfe136a095b608235_img.jpg\) Google Maps](#)

WHAT'S NEARBY



Leeds Train Station

4 min walk

Cost Breakdown

Costs Per Month

Rent	£4,240
Business Rates	£970
Insurance	£50
Service Charge	£990
Total	£6,250

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£50,880
Business Rates	£11,640
Insurance	£600
Service Charge	£11,880
Total	£75,000

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years subject to negotiation.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.

Get in touch with the agent

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **03335544139**

 **info@thearchco.com**

 **<https://thearchco.com>**

