



STEEL CITY HOUSE

• SHEFFIELD •

A unique landmark building offering up to 55,000 sq.ft / 5,110 sq.m of Grade A office space in the heart of the Steel City

THE CITY



Making its mark as the world's largest producer of steel, Sheffield is deserving of its reputation as an industrial powerhouse. The City has its sights set firmly on the future and is a prospering advanced technology, creative, and professional services.

Nestled amidst seven hills and the confluence of five rivers, Sheffield's geography is perhaps the most unique of any major UK city. Its green areas offer visitors, residents and businesses a sense of wellbeing as well as providing all the usual amenities a modern city has to offer.

Regeneration and inward investment has seen Sheffield become a leader in encouraging start-ups and new businesses to thrive. Its location and excellent transport links have encouraged some of the UK's biggest organisations to base their operations here.

Sheffield manufacturing sector and has attracted a multitude of National and international organisations including British Business Bank, Aviva, Tata Steel, Mondelez International Sky, PlusNet, Virgin Media, Santander, DLA Piper, Irwin Mitchell, HSBC and BT.

Steel City House is ideally located in the heart of the financial and business district. Its excellent transport links, and its proximity to other major towns and cities, makes it an ideal place to base your business.



THE BUILDING

Steel City House offers the unique combination of modern Grade A office space, and a prestigious address in one of Sheffield's iconic landmark buildings.

Originally built in 1927 as an advanced telephone exchange, Steel City House has been a high street bank; a bustling City Post Office and a functional government office. Its central location has made it a popular landmark building in the business community and it retains much of its neoclassical and art deco architectural features.

Alive with a rich Sheffield history, Steel City House offers up to 55,000 sq. ft. of flexible, high-spec. open plan office space in a central location with excellent transport links..

This development encompasses the very best in design and attention to detail, creating a superior working environment for your business to flourish.





THE SPECIFICATION

Steel City House is a prestigious and unique landmark building, which has been designed to the very highest standards and specification by a passionate team of architects and developers.

The sympathetic redevelopment of the existing internal spaces has retained many art deco and neoclassical features, whilst providing every modern convenience needed for a growing business.

From the impressive 3,500 sq.ft. of reception and hospitality space, to the high performance linear LED lighting throughout, Steel City House will impress your visitors and make coming to work a pleasure for your staff and work colleagues.

- Double height hospitality area leading into the naturally-lit 7 storey central atrium
- Two scenic glass lifts with linking bridges
- Flexible circa 10,000 sq.ft. open plan floor plates
- Comfort cooling
- 150mm clear void raised access flooring
- Secure cycle parking with lockers and showers
- Fully DDA compliant
- High performance linear edge-lit recessed LED lighting
- 'Fully Integrated' access system, CCTV and concierge reception
- Male, female and disabled toilet facilities on each floor
- BREEAM Very Good Standard achieved through extensive energy efficiency upgrades
- Third passenger lift providing direct access to basement storage facilities



THE FLOORPLANS

Unit No	Occupier	Floor Area (Sq.Ft)	Floor Area (Sq.M)
Ground Floor - Office 1	Vacant	1,124	104
Ground Floor - Office 2	Vacant	3,062	284
Mezzanine	Vacant	1,030	96
First Floor	Vacant	9,626	894
Second Floor	Vacant	9,865	916
Third Floor	BRM Law / Vacant	4,327 / 5,532	402 / 514
Fourth Floor	Vacant	9,865	916
Fifth Floor	British Business Bank	6,072	564
Sixth	British Business Bank	5,032	467
TOTAL		55,541	5,152

GROUND FLOOR



MEZZANINE



TYPICAL UPPER FLOOR



FORMAL

- Reception
- 2 Meeting rooms
- 146 Desks
- 4 Breakout areas



AGILE

- Reception
- Large meeting room
- 112 Desks
- 3 Large project areas
- Breakout space



2-WAY SPLIT

Office 1 (top)

- Circa 5,500 sq.ft / 510 sq.m
- Reception
- 60 Desks
- 2 Project areas
- Breakout space

Office 2

- Circa 4,300 sq.ft / 400 sq.m
- Reception
- 44 Desks
- 2 Meeting rooms
- Large project space



4-WAY SPLIT

Office 1 (top left)

- Circa 2,000 sq.ft / 185 sq.m
- Meeting room
- 24 Desks
- Project space

Office 2 (top middle)

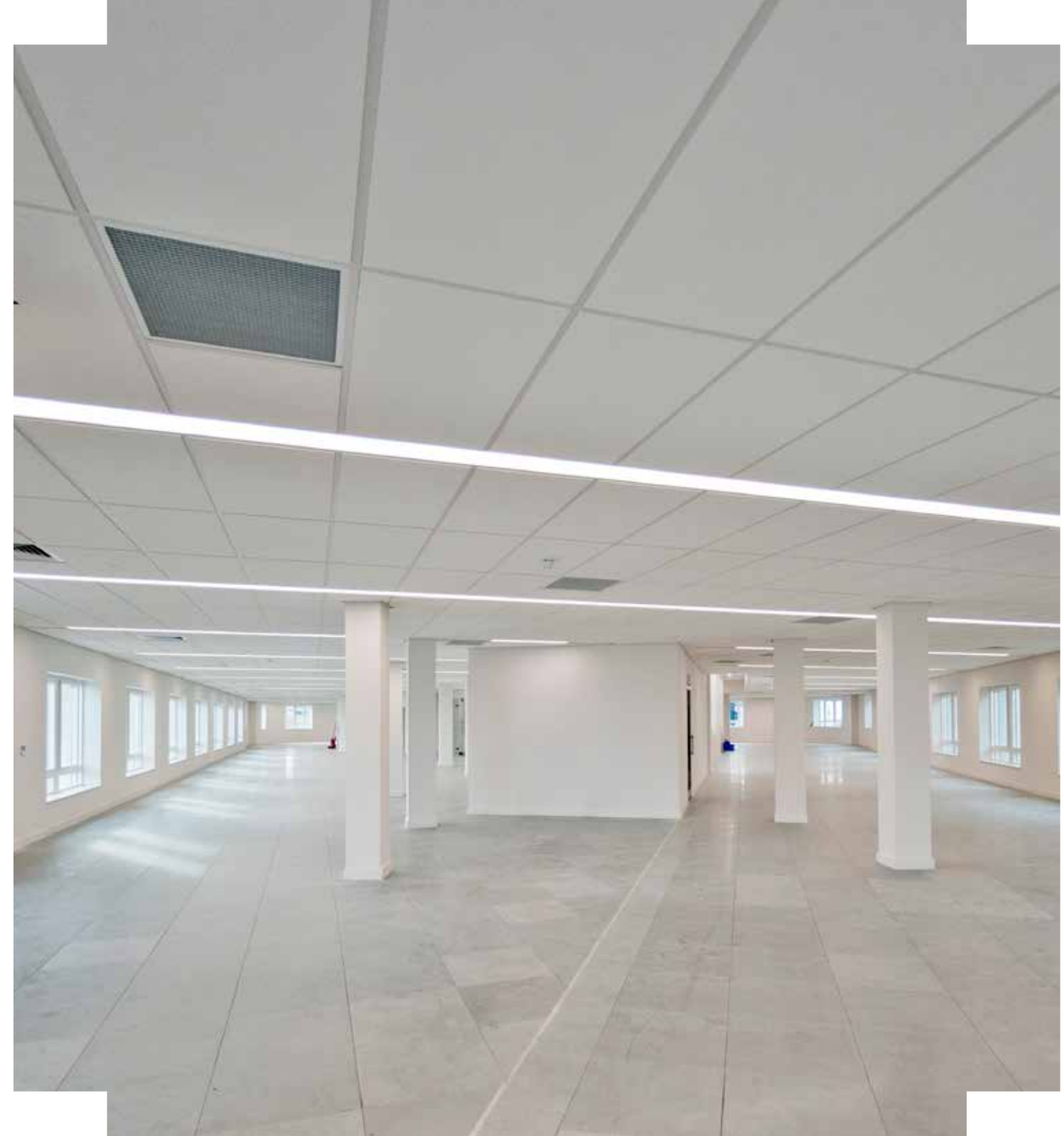
- Circa 1,800 sq.ft / 170 sq.m
- 44 Desk call centre

Office 3 (bottom right)

- Circa 2,700 sq.ft / 250 sq.m
- Reception
- Meeting room
- 50 Desks
- Project space

Office 4 (bottom left)

- Circa 3,250 sq.ft / 300 sq.m
- Reception
- 2 Meeting rooms
- 26 Desks





THE LOCATION

Steel City House is located in the centre of the City's professional office quarter, it is surrounded by a wide choice of cafés, bars and restaurants and only a stone's throw from relaxing green spaces and retail outlets.

Transport links are second to none with a tram stop - linking to the city's main amenities, suburbs, park-and-ride facilities, mainline railway services, and Meadowhall shopping centre - directly outside the building. Two multi-storey car parks are within the immediate vicinity, so no more searching for suitable places to park for your staff or visitors.

Sheffield's central location makes it easily accessible to the other major business centres of Leeds, Manchester and Birmingham, and is just two hours from London, Liverpool and Newcastle. International and national air services also depart regularly from Doncaster-Sheffield Manchester, Leeds/Bradford and Birmingham airports.

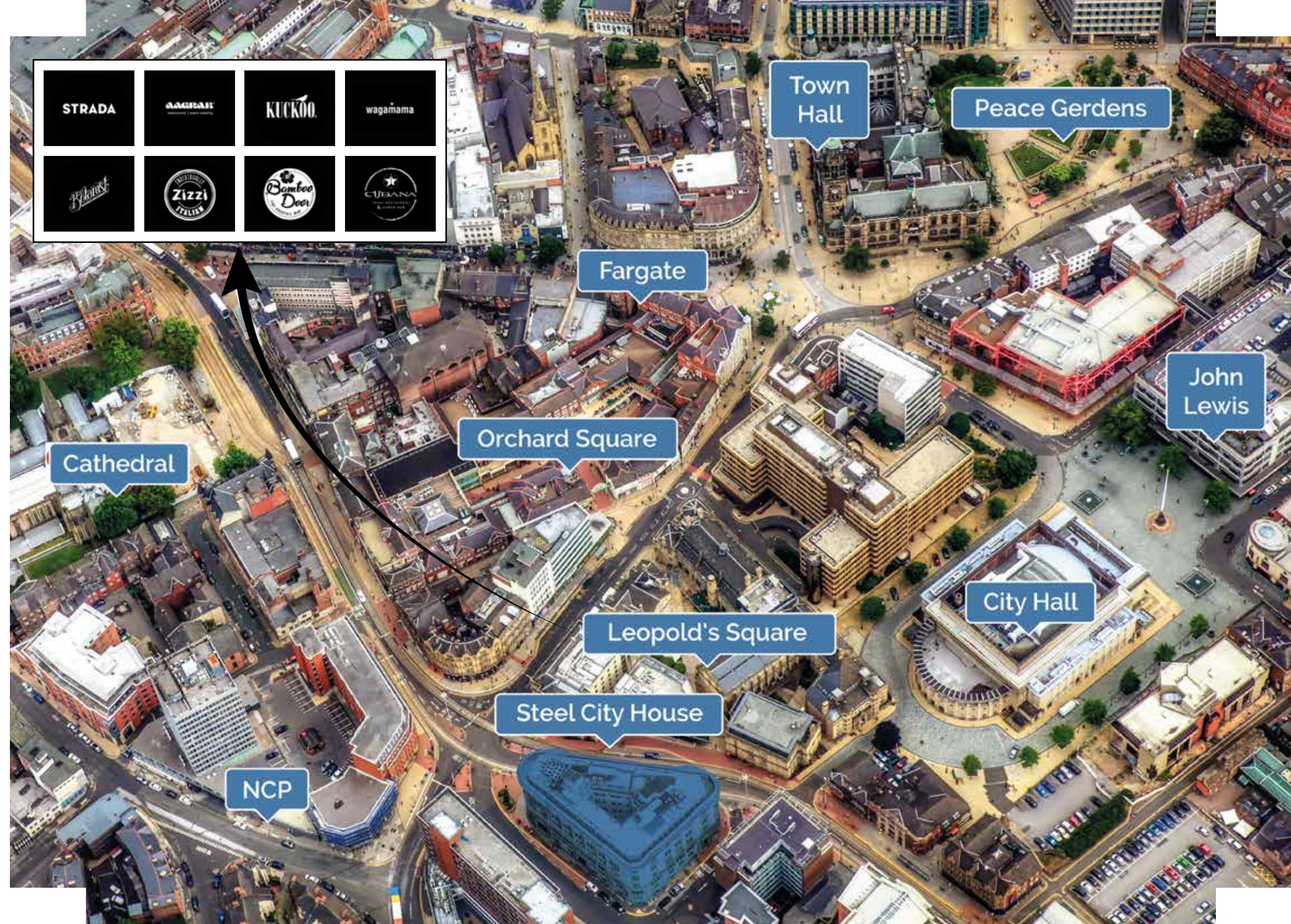
Steel City House

West Street, Sheffield. S1 2GQ

Sat Nav postcode

NCP Car Park - S1 2EG

Q-Park - S1 4NL



STEEL CITY HOUSE

Steel City House
West Street, Sheffield. S1 2GQ

Sat Nav postcode
NCP Car Park (S1 2EG)



Rob Darrington

Tel: 0114 2709163
Email: rob@cppartners.co.uk

www.cppartners.co.uk



Jeff Robertson

Tel: 0113 245 2452
Email: jr@bowcliffellp.com

www.bowcliffellp.com



Peter Whiteley

Tel: 0114 272 9750
Email: peter.whiteley@knightfrank.com

www.knightfrank.co.uk

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.