

Prime Grade A Office Space Opposite Sheffield Train Station

**CBRE**

# To Let Ventana House

4,382 sq ft (407.08m)



2 SHEAF STREET,  
SHEFFIELD CITY  
CENTRE, SHEFFIELD  
S1 2BJ UK



# Situation



TURTLE BAY

SHEFFIELD CITY HALL

SHEFFIELD CATHEDRAL

THE LIGHT

COSMO BUFFET

PEACE GARDENS

MARKS & SPENCERS

RUTLAND ARMS

LYCEUM THEATRE

CRUCIBLE THEATRE

SHOWROOM CINEMA

Sheffield Hallam University

ADSETT'S CENTRE

ODEON LUXE CINEMA

O2 ACADEMY SHEFFIELD

SITE GALLERY

A61

Ventana House

SHEFFIELD TRAIN STATION

SHEFFIELD TAP

A61

SHEAF STREET

M&S

COFFEE ROOM

A61

# Description



The available accommodation is situated on the third floor, at the front of the building, and therefore has interesting views over Sheffield Train Station and Sheaf Valley Park, and given the height, the floor benefits from excellent natural light.

Extending to approximately 4,382 sq ft, the office space provides Grade A office accommodation benefitting from the following specification:



AIR-CONDITIONING



SUSPENDED CEILINGS



LED LIGHTING



RAISED ACCESS FLOOR



SHOWERS



SECURE CAR PARKING



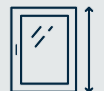
2 X PASSENGER LIFTS



COMMISSIONAIRE



FULLY DDA  
COMPLIANT



FULL HEIGHT RECEPTION  
WITH ATRIUM



The space is predominantly open plan with an impressive kitchen / break out area. There is a high quality reception area on the ground floor with a full height atrium and the benefit of a commissionaire.

# Location

The building is conveniently located opposite Sheffield Train Station, fronting the Sheffield Ring Road (A61 / Sheaf Street).

Sheffield Bus Interchange is situation directly behind the building and Fitzalan Square / Ponds Forge Supertram Stop is less than a five minute walk away meaning public transport links are excellent.

The main retail / leisure areas in the city centre are a short walk away, as are Peace Gardens and Heart of the City. There are also good amenities in the immediate vicinity of the building including M&S Simply Food, The Sheffield Tap, Showroom Cinema, Hygge Café Sheffield and Ponds Forge Sports Centre amongst others.

There are numerous car parks in close proximity and the building provides easy access to Sheffield Parkway (A57) and in turn Junction 33 of the M1 Motorway.



Sheffield Train Station  
 3 minutes walk



M1 Junction 33  
 18 minutes drive



Peace Gardens



Supertram - Fitzalan Square / Ponds Forge



The Light Cinema



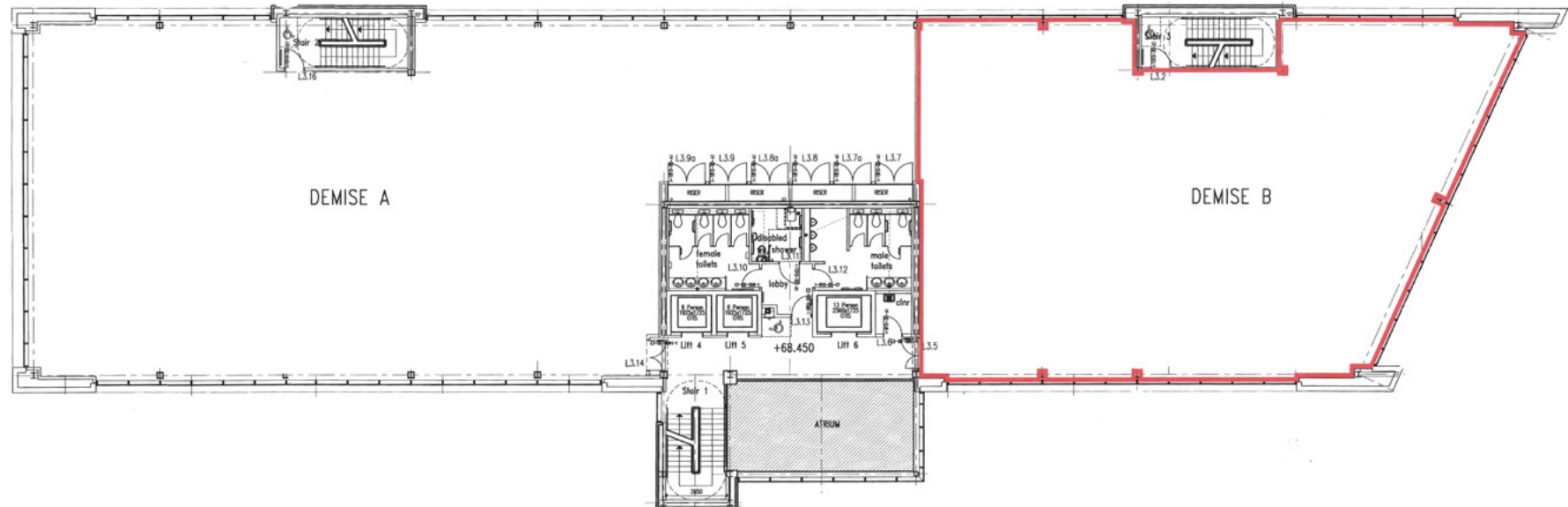
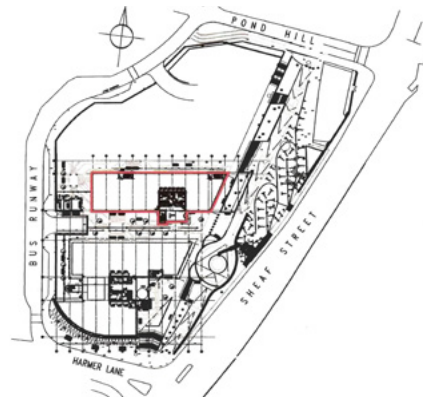
# Floor Plans

## ACCOMMODATION

UNIT	AREA (SQ FT)	AREA (SQ M)
3rd Floor	4,382	407.08
<b>TOTAL</b>	<b>4,382</b>	<b>407.08</b>

## THIRD FLOOR PLAN

### LOCATION PLAN



**VENTANA HOUSE, PRIME GRADE A OFFICE SPACE**  
2 SHEAF STREET, SHEFFIELD S1 2BJ UK

Situation

Description

Location

Floor Plans



**EPC**

The building has an EPC rating C (56). Certificate available on request.

**TERMS**

A sub-lease lease is available for a term to expire February 2027.

**SERVICE CHARGE**

Estimated to be £10.83/sqft (2023 – 2024).

**RENT**

We are quoting £23.00 per sq ft exclusive of business rates, service charge, insurance, VAT and any other outgoings.

**BUSINESS RATES**

The rateable value of the property is £76,500 per annum effective 1st April 2023. We advise that all interested parties make their own enquiries to the local rating authority.

**Contact us**

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