



## Modern City Centre Office

594 - 17,203 Sq Ft (55.18 - 1,598.16 Sq M)

- Flexible suite sizes available
- Excellent central location
- Modern offices with excellent natural light

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## Location

St James House occupies a prime position within the heart of Sheffield city centre. One of Sheffield's landmark office buildings, located within the traditional professional district, close to all city centre amenities and transport links. Beneath the building is a 150 space NCP car park.

## Description

The property has recently undergone a major refurbishment, which includes modernisation of the reception and common areas as well as new glazing and M&E throughout the building.

The suites are refurbished to a modern specification, benefitting from:

- > Modern air conditioning
- > Perimeter trunking
- > 3 passenger lifts
- > Excellent floor to ceiling height
- > Modern male, female and disabled WC's
- > Modern, manned reception area
- > New modern lighting specification
- > On site car parking

## Accommodation

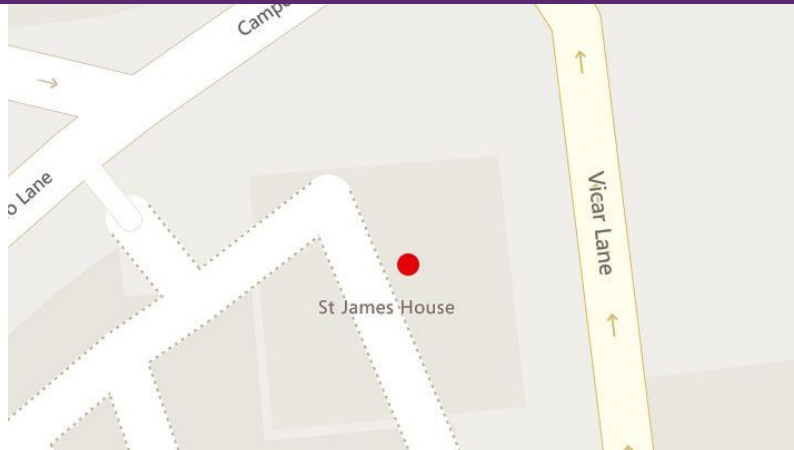
DESCRIPTION	SQ FT	SQ M
Part Ground Floor	2,388	221.85
Part Ground Floor	1,560	144.92
Part 1st Floor	1,700	157.93
Part 1st Floor	910	84.54
Part 2nd Floor	3,008	279.44
Part 2nd Floor	800	74.32
Part 5th Floor	1,870	173.72
Part 7th Floor	1,816	168.71
<b>TOTAL</b>	<b>17,203 SQ FT</b>	<b>1,598.16 SQ M</b>

## Terms

The office suites are available to let by way of a new lease on terms to be agreed.

## EPC Rating

EPC Available upon request



## Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

## Further Information

For further information please contact the sole agents CPP

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