

TO LET.

Grade A Office Space in Landmark City Centre Building.



Ground & First Floor, Steel City House, West Street, Sheffield, S1 2GQ.

Prestigious Offices in Iconic City Centre Building – 12,688 sq.ft.

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 public realm spaces and retail zone.

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 perfect 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 Manchester, Leeds/Bradford and Birmingham airports.

Description.

Steel City House is a landmark building and has attracted a number of professional and tech companies including British Business Bank, Little Fish and BRM Solicitors to name but a few.

The building benefits from prestigious reception, break out areas, is fully DDA compliant, has cycle storage and showers. The available accommodation delivers approximately 12,688 sq ft over ground and first floors with internal staircase between the two floors providing one environment. The suite further benefits its own reception if required, from the West Street elevation.

The suite has been fitted to an extremely high standard and provides a mix of quality meeting room areas, break out, well being and traditional work space environments. For the right occupier this could enable them to move seamlessly into quality business space.



Accommodation.

We understand that the property has the following Net Internal Floor Area (NIA):-

Description	Sq M	Sq Ft
Ground floor	284	3,062
First floor	894	9,626
Total	1,178	12,688

Quoting Rent.

On application.

Terms.

The accommodation is available to let by way of an equivalent Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the building.

Rateable Value.

The property has a current rateable value of £145,000 (£157,000 from 1 April 2023). Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

The property has an Energy Performance Certificate (EPC) rating of B - 42.

Due Diligence.

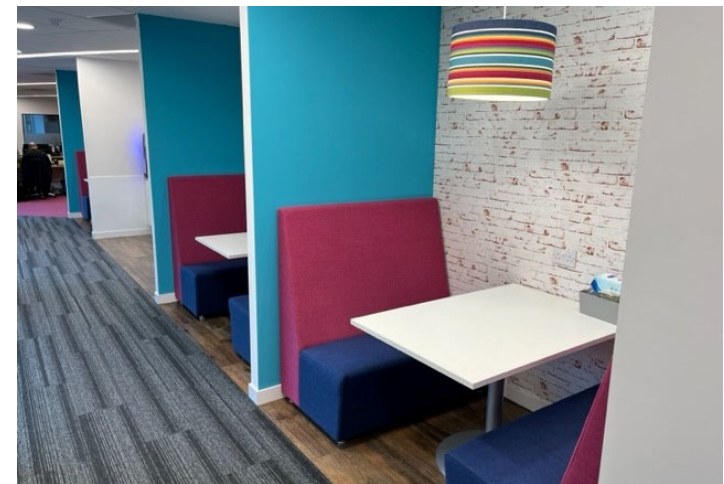
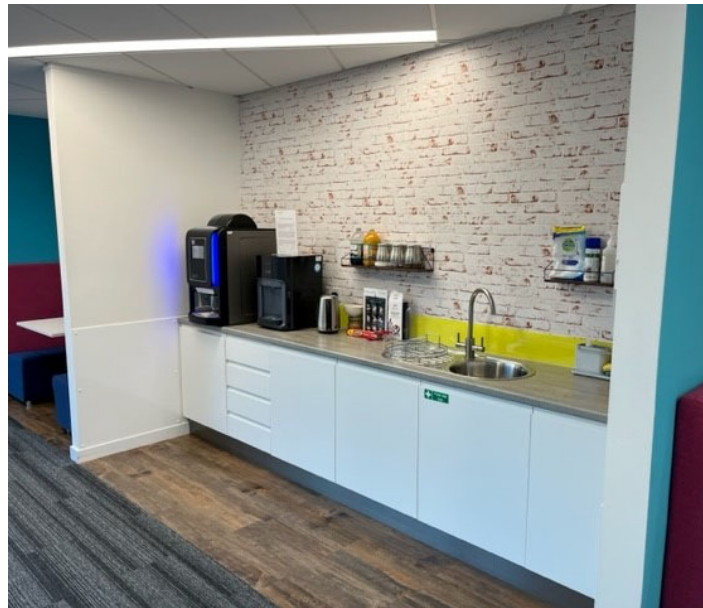
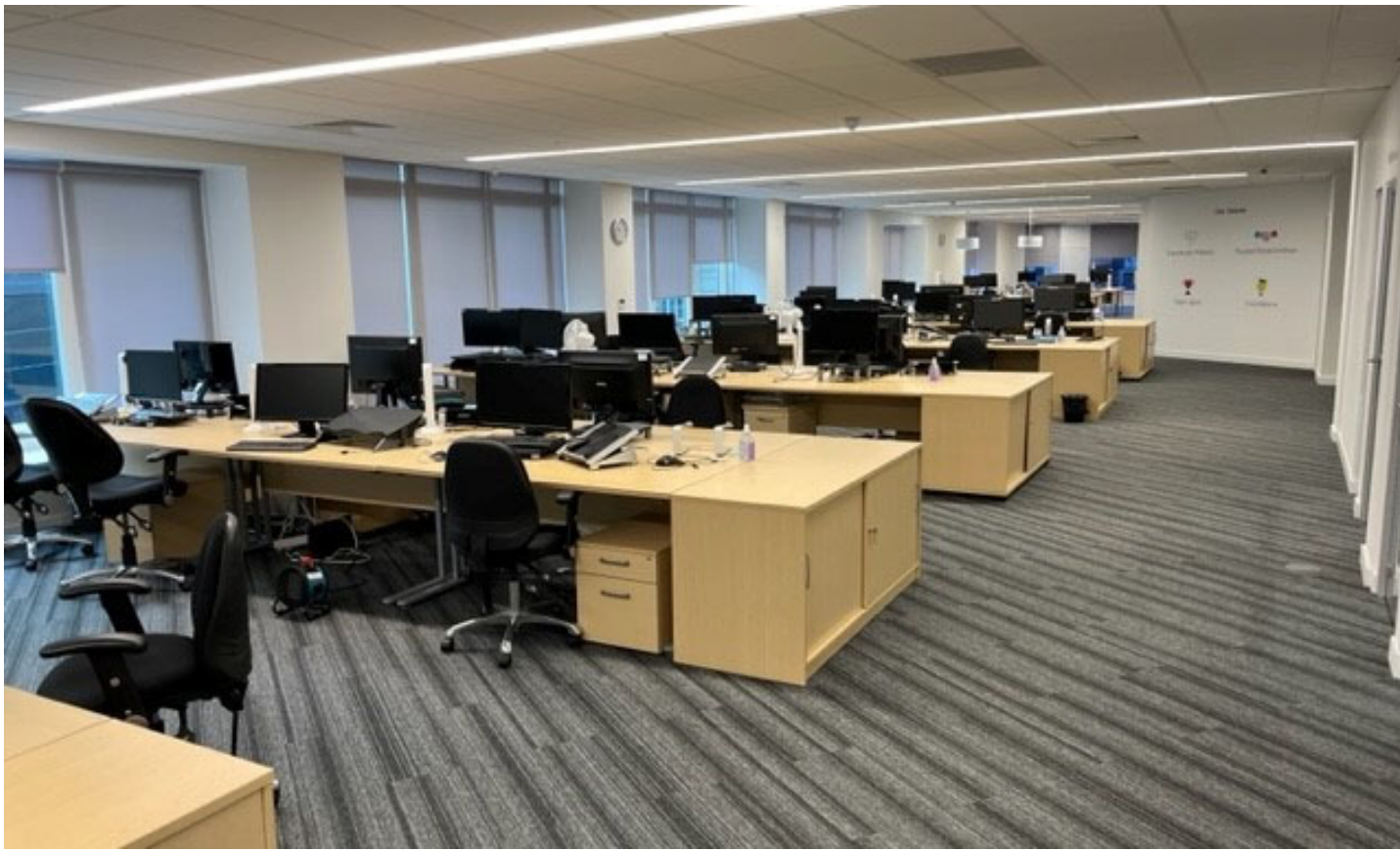
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated January 2023. Photographs dated January 2023.

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