

TO LET



Prominent Quality Offices – 5,667 – 59,792 sq ft (526 – 5,555 sq m) with Parking & Good Access to the City Centre and M1 – J33
Hartshead House, Sheffield, S4 7TL

Location

Hartshead House fronts the Sheffield Parkway, the main arterial link from the city centre to M1 Junction 33 at the junction with the Inner Ring Road (Derek Dooley Way – A61), at 2 Cutlers Gate. This is a very accessible location and provides the benefit of ease of access to the main road network, as well as the city core, bus station, rail station and Supertram light rail system. The property overlooks Victoria Quays – Sheffield’s canal basin, providing an attractive waterside location, where there is a Best Western Hotel and Café / Bar operators. Nearby office occupiers include Lloyds Banking Group, SSB Law, Rank Group and Parexcel to name but a few. The City Centre, with its retail and hospitality offer is also closeby.

The Property

A modern eight storey office building with prestigious reception, speed gates, lift access and the usual WC amenity provision off the main core – the building is fully accessible / DDA compliant.

Specification to the building includes full raised access floors, comfort cooling, suspended ceiling with lighting and double glazed windows. Hartshead House further benefits from a breakout lounge and café / coffee shop on the ground floor.

There is car parking on site for up to 131 cars, which will be allocated on a pro-rata basis. In addition, at Victoria Quays, there is a multi storey car park, where additional pay to use car parking is available.

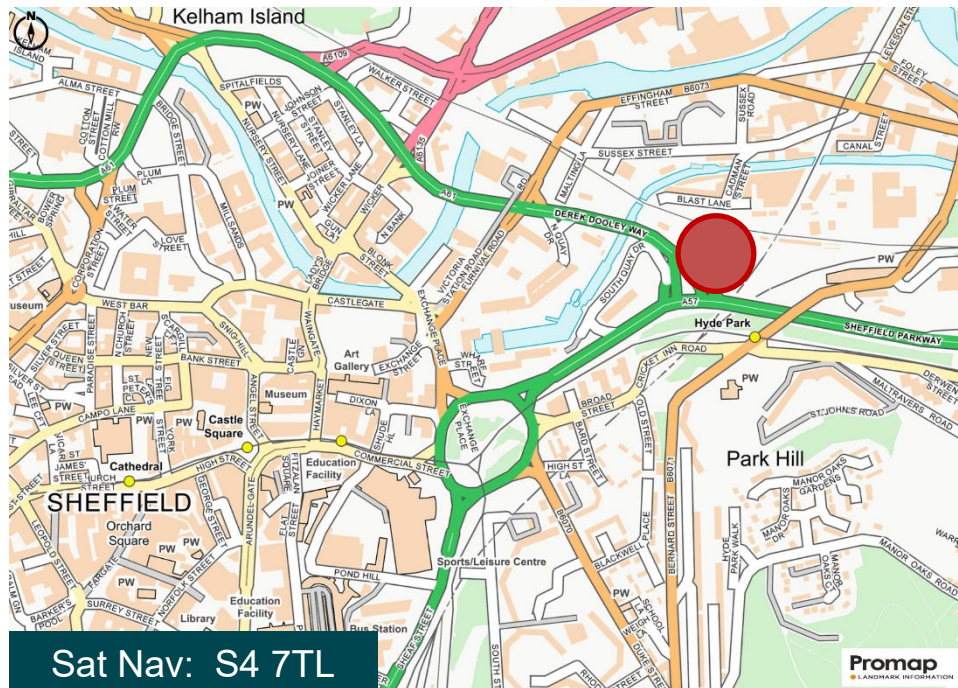
Accommodation

The following net internal floor areas have been provided, subject to an agreed measure between the parties:

Description	Sq M	Sq Ft
Ground Floor	737.93	7,943
First Floor	713.49	7,680
Second Floor	711.54	7,659
Third Floor	717.49	7,723
Fourth Floor	714.14	7,687
Fifth Floor	719.34	7,743
Sixth Floor	714.45	7,690
Seventh Floor	526.48	5,667
Total	5,555	59,792

Car parking spaces: 131

Subject to Contract.



Lease Terms

The property is available to let as a whole, or alternatively consideration can be given to letting on a floor by floor basis – terms on application.

Service Charge

There will be a service charge to cover the external and common internal area maintenance and cleaning.

Car Parking

There are 131 car parking spaces available on site, to be allocated on a pro-rata basis.

EPC

The property has an EPC rating of D81.

VAT

It is our understanding that the property has been elected for VAT.

Viewing & Further Information

Contact sole agents Knight Frank:

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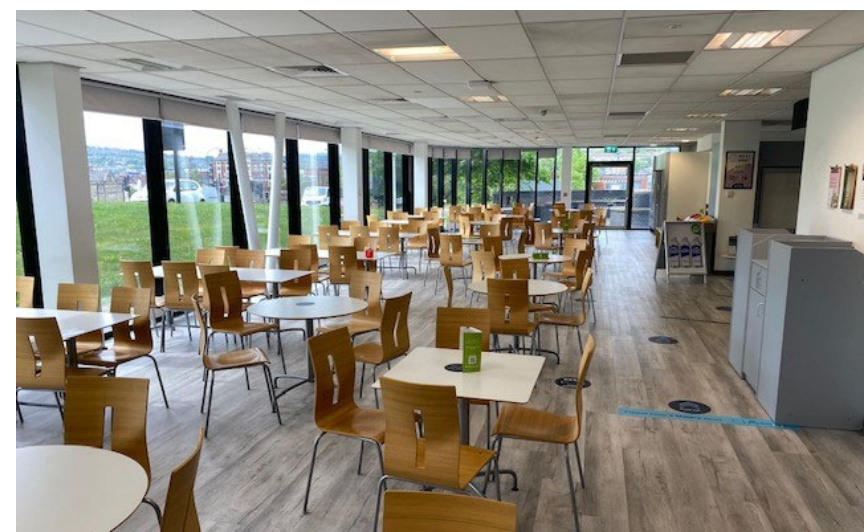
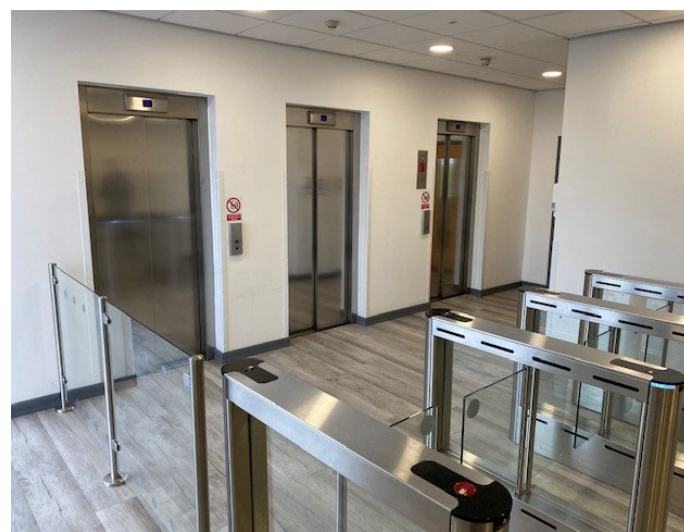
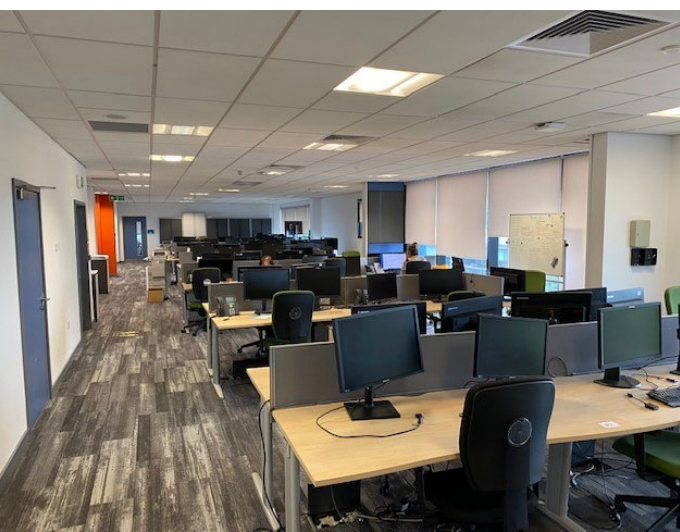
peter.whiteley@knightfrank.com

MAX DEAN

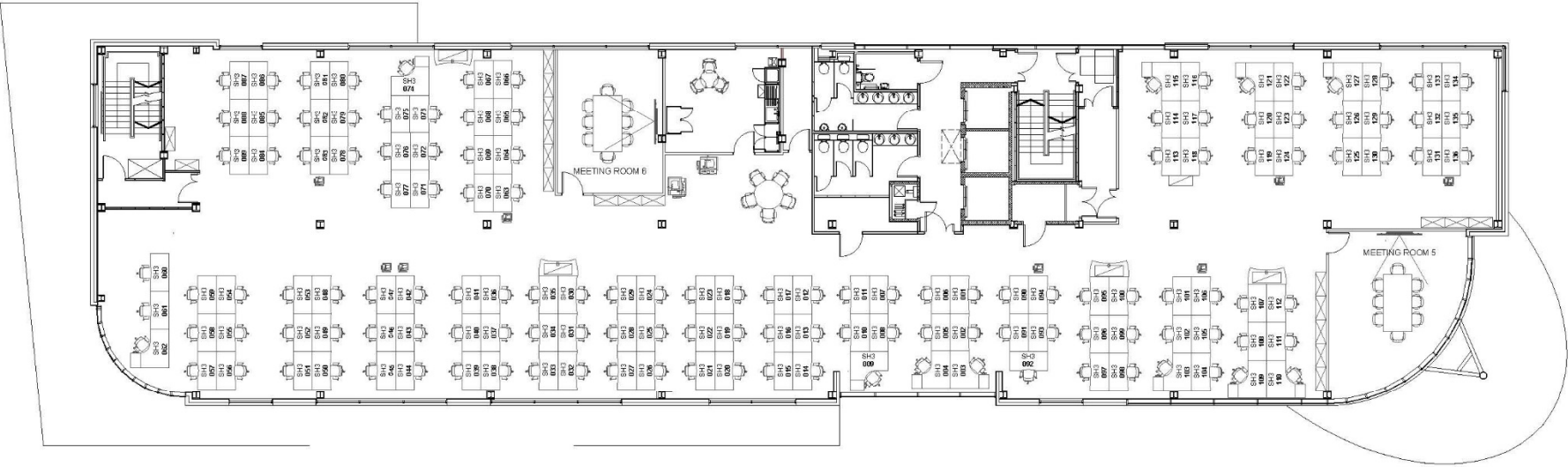
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Typical Floor Plate



1 Third Floor - Plan Layout
Scale - NTS @ A2

Revisions		
Rev:	Date:	Description:

Site Address
Harthead House
2 Cutlers Gate
Sheffield
S4 7TL

Drawing Name:
Third Floor - Plan Layout

Drawn By	RP	Scale:	NTS @ A2
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Checked By	MC	Date:	23/09/21
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Drawing Reference: HH/22/05 - 4

Project No:	Sheet No.	Revision
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HH/22/05	4	A
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Contact.

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

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Particulars dated 14 July 2022. Photographs dated June 2022.

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