

# 1 Millsands

SHEFFIELD / S3 8NL



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## To Let

Detached Modern Office Property Over 5 Floors  
40,592 Sq Ft (3,771 Sq M)





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**1 Millsands is a detached modern office property completed in 2001 totalling 40,592 sq ft (3,771 sq m) over ground and 4 upper floors.**

The Ground to Third Floors deliver open plan office accommodation. In addition, the 4th floor is utilised as storage and plant room.

The property is of a steel frame construction with red brick elevation and has excellent levels of natural light. The building provides an L shaped floorplate offering flexibility to sub divide on a floor by floor, or wing by wing basis to meet occupier demand.

## Specification

The property will provide a Grade A specification that includes:

- Comfort cooling
- Suspended ceilings with recessed lighting
- Raised access floors
- 2 lifts
- WC facilities to each floor
- 7 car parking spaces (2 disabled)  
note: Q Park multi storey close by, if required.







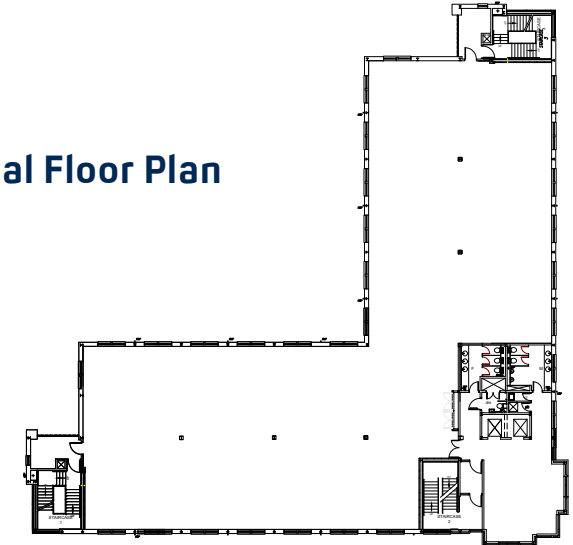
# 1 Millsands

## Key

- 1 Magistrates Court
- 2 Police HQ
- 3 Supertram
- 4 Sheffield Cathedral
- 5 Sheffield City Hall
- 6 Family Court
- 7 Crown Court
- 8 HSBC Bank
- 9 Travel Inn Hotel
- 10 Home Office
- 11 Irwin Mitchell
- 12 Multi-storey Car Park
- 13 Residential Apartments



## Typical Floor Plan



## Accommodation

We are informed the property is approximately 40,592 sq ft, arranged as follows (on a net internal area basis).

Net Internal Areas		Sq Ft	Sq M
Ground Floor	Reception	795	73.9
Ground Floor	Office	8,509	790.5
First Floor	Office	8,945	831.0
Second Floor	Office	8,936	830.2
Third Floor	Office	8,516	791.2
Fourth Floor	Storage	4,891	454.4
<b>Total</b>		<b>40,592</b>	<b>3,771.2</b>

## Terms

The offices are available to let on a new lease, either as a whole or floor by floor, to meet occupier requirements. Further information on request.

## EPC

The EPC rating is B42.



## Location

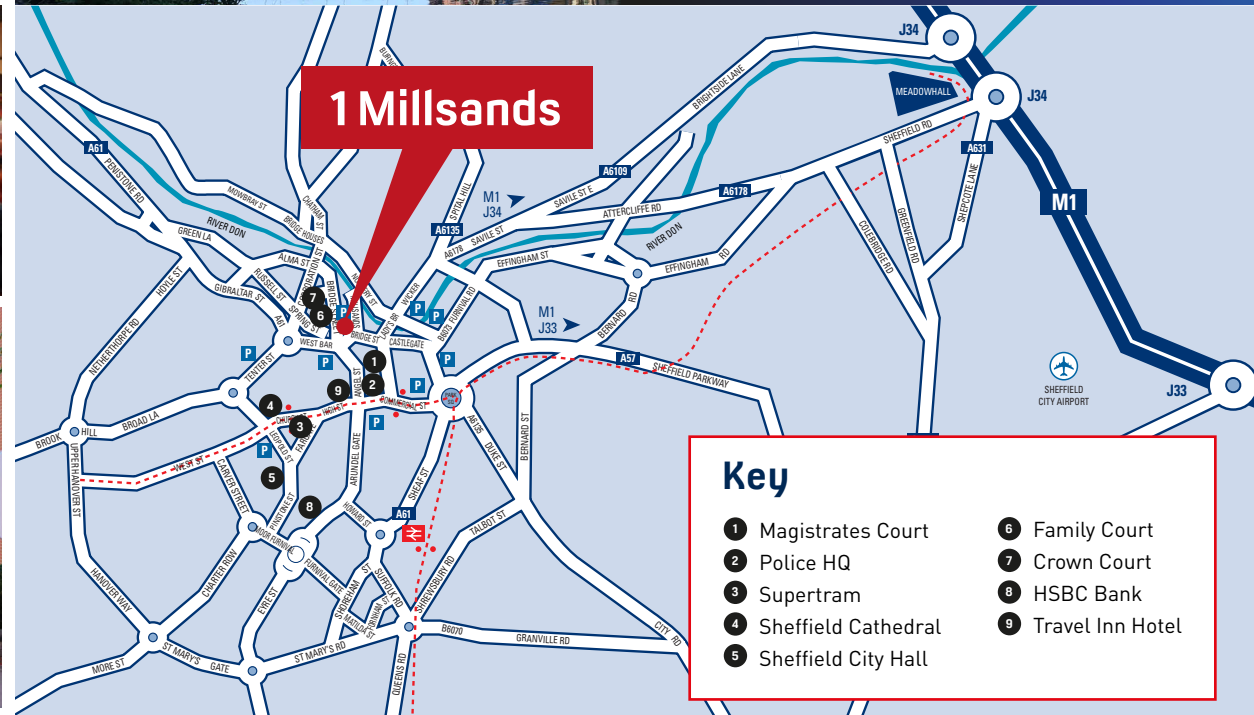
1 Millsands is situated just to the north of the city centre within the central business district. Within walking distance of numerous city centre amenities including the main retail offer, leisure and restaurants.

1 Millsands is well located within a short walk of the University of Sheffield Campus and also near to the fashionable Kelham Island area, which boasts superb bar and coffee shop offer, as well as fashionable city living environment.

It is well located for public transport including the central bus station, railway station and Castle Square tram stop. 1 Millsands is located at the southern end of Millsands at its junction with Bridge St, and very close to the law courts.



SAT NAV:  
**S3 8NL**



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5 Sheffield City Hall	



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## Viewing

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