

TO LET.



Quality City Centre Offices – 3,300 sq ft (307 sq m) – 17,588 sq ft (1,634 sq m).

Westfield House, 60 Charter Row, Sheffield, S1 3FZ.

Key Points.

- Part 3rd Floor - approximately 3,300 sq ft (307 sq m)
- 5th Floor – 8,988 sq ft (835 sq m)
- 6th Floor – 8,600 sq ft (799 sq m)
- Grade A specification, including comfort cooling and partial fit out
- Newly refurbished building with operational reception, Business Lounge, cycle parking and shower facilities, corporate gym memberships available
- Central location adjacent to The Moor area and Devonshire Green
- Superb public access

Location.

Westfield House is located in a prime position fronting Charter Row in the heart of Sheffield City Centre. Both the University of Sheffield and Sheffield Hallam University have a combined population of approximately 60,000 students within their city campuses and can deliver graduate workforce.

The building is well served by public transport, with Supertram and bus routes nearby and also within walking distance of Sheffield Trade Station and transport interchange. The building is close to the inner ring road, providing ideal vehicular access, with a number of multi-storey car parks close by.

The building also affords good amenity / facility offer, being close to The Moor retail area with its new Market and The Light cinema complex and also within a short walk of Devonshire Green with its many bars and restaurants.

Description.

Westfield House is a high quality, flagship office, perfectly situated in a prime city centre location. Providing modern, Grade A accommodation with open plan floor plates, ideal for the demands of modern business.

Current Availability.

Part Third Floor suite, providing a total of approximately 3,300 sq ft (307 sq m).

In addition Fifth Floor, providing approximately 8,988 sq ft (835 sq m) and Sixth Floor, providing approximately 8,600 sq ft (799 sq m) are available as a whole or in part, i.e. suites from approximately 3,300 sq ft (307 sq m) to 17,588 sq ft (1,634 sq m).

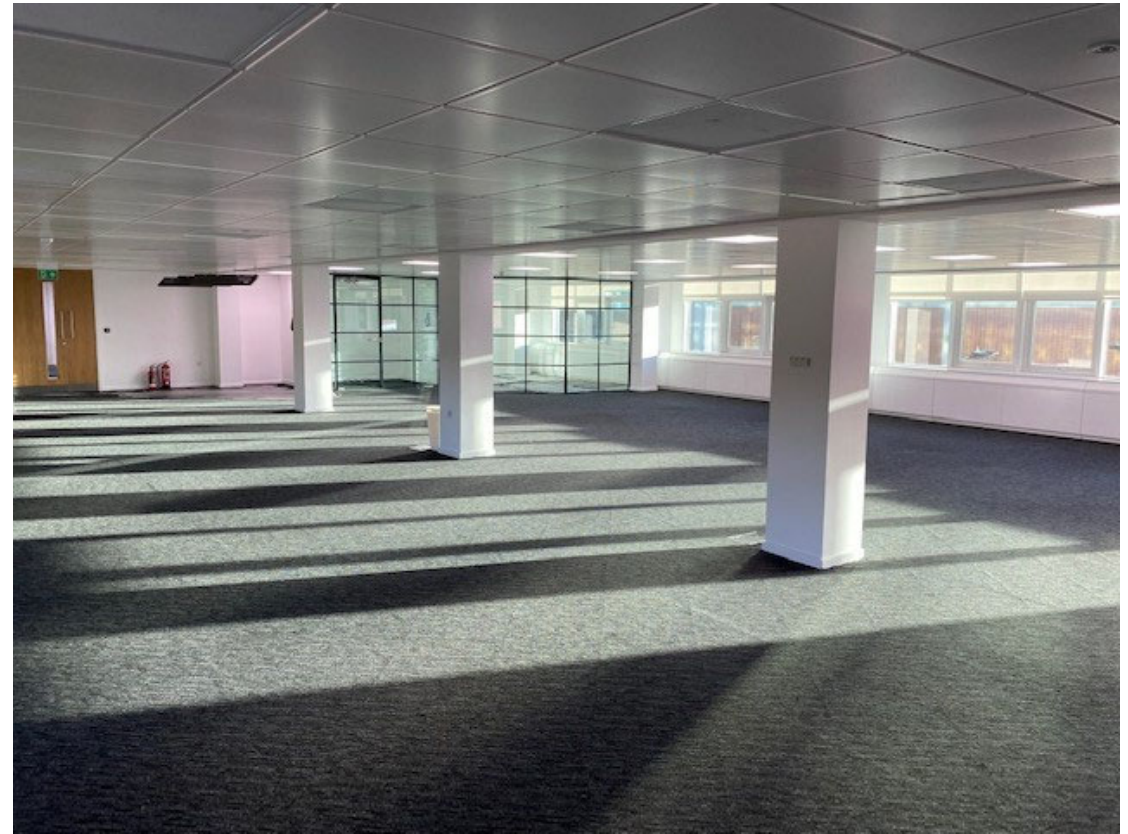
Specification.

- Double height feature reception with commissionaire
- Comfort cooling
- Grade A office space
- LED lighting
- Business Lounge with WIFI hub
- On site cycle parking with shower and drying facilities
- Adjacent multi-storey car park
- Fully DDA compliant

Terms / Availability.

The office suite is available to rent on a new lease at a rental of £16.00 per sq ft per annum exclusive.

Subject to Contract.



Contact.

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

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