

TO LET.

Blades Business Hub, John Street, Sheffield S2 4QX



Serviced Office Accommodation available on flexible terms.

A range of suite sizes available.

Location.

The property is situated in a prominent position fronting both Bramall Lane and John Street and forming part of the Sheffield United Football Club stadium.

Bramall Lane forms one of the main arterial routes from the south of the city affording access to Sheffield City Centre some 250m to the north of the property. This fringe city centre position, within proximity to the ring road (A61), benefits from excellent road links to the surrounding area and the M1 motorway via the Sheffield Parkway. The property is also a short walk from a wide array of transport links including the Sheffield Central railway station and transport interchange.



Description.



The property comprises a modern serviced business centre, providing a vibrant and collaborative hub designed to meet the needs of the modern occupier. The premises provide an impressive reception lobby area accessed from John Street, where access is provided to the upper floor accommodation via passenger lift and stairwell access.

The available suites range in size to meet the needs of a range of occupiers and provide high quality, clean and modern private office suites available to let on flexible, fully-inclusive packages.

A range of high quality communal facilities are available including a number of kitchen / tea points, full WC facilities, and access to the executive boxes available for scheduled meetings and breakout with an impressive view over the Sheffield United Football Club Pitch and stadium.

Externally, ample free car parking is available.

Availability.

The available premises provide flexibility, allowing suites to be tailored to accommodate a range of occupiers and size requirements.

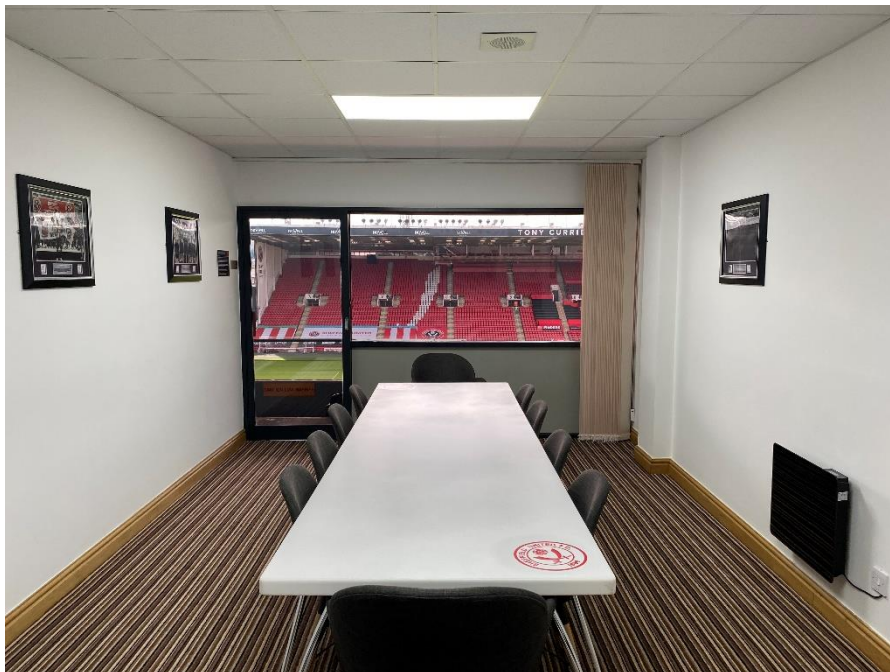
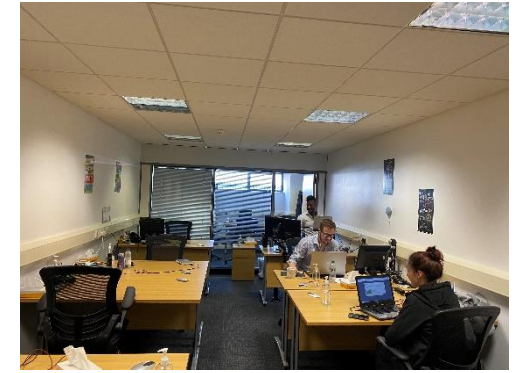
Suites currently provide a range of 1 person to 35 person office suites with the possibility of providing accommodation for larger requirements also.

The available accommodation is available to let on flexible, fully inclusive terms to include all utilities, high quality 100mb per second speed business Wi-Fi, direct dial individual telephone numbers, service charge, business rates and high quality office furnishings.

Price and full list of availability is available upon application.

Property Summary.

- Flexible terms on all inclusive basis.
- A range of suite sizes.
- Extensive free on-site car parking provisions.
- Ideally located within proximity to Sheffield City Centre and arterial transport links.
- Outstanding IT provision. with 100mb per second speed business Wi-Fi and dedicated onsite IT engineer.
- Lockable quarter cabs available for tenant IT equipment in dedicated communications room.
- Wi-Fi available throughout the building.
- Executive Boxes available for meetings and breakout areas.
- Secure post room and postal services including franking services and daily postal collection.
- High quality communal kitchen facilities.
- Impressive reception with concierge service.
- Daily cleaning service to common areas and offices alike.



Legal Costs.

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

VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable

Contact.



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

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Particulars dated June 2020. Photographs dated May 2020.

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