

WE'RE PENNINE FIVE **BUSINESS**

QUALITY OFFICE CAMPUS
57% PHASE 1 LET | 100% PHASE 2 UNDER OFFER | PHASE 3 COMING SOON
PENNINEFIVE.COM | SHEFFIELD S1 2EA



COME ON
IN

PENNINE FIVE

Pennine Five isn't just a place of work. It's a business community that brings out the best in people, allowing occupiers to thrive and grow in a collaborative, campus style environment, all set around an inspiring communal plaza.



05 Uniquely Linked Buildings Delivering Occupier Options

400+ Underground Car Parking Spaces + EVC

280+ New Secure Cycle Spaces

01 Communal Central Plaza

360 Degree Panoramic Views

PENNINE FIVE IS

REIMAGINED

SHEFFIELD CITY CENTRE

Pennine Five provides a total of over 230,000 sq ft (over 21,300 sq m) of contemporary and flexible office space over **5 buildings**.



PENNINE FIVE

A substantial on-site co-working facility is proposed offering facilities and resources for those business operations that take up space, so you can use your own floor space more efficiently. Meeting rooms, event spaces and conference suites will be available for Pennine Five tenants to hire, encouraging collaboration and productivity within the Pennine Five campus.

THE PENNINE CROWD



The ethos of an inclusive and accessible workplace has been at the heart of the design of Pennine Five, with a large number of facilities available. These include disabled compliant lifts, ramps, changing places and wayfinding in place to make everyone's journey in and around the facilities as seamless as possible.

INSPIRING INTERIORS

At Pennine Five we believe in creating inspiring spaces for inspiring businesses. Large open plan floor plates, available from 3,300 sq ft (306 sq m) to 8,225 sq ft (764 sq m), enable a variety of working styles and office layouts that can adapt as your business evolves.

Designed to encourage strong working relationships, at the heart of the P5 ethos is an understanding that such interaction is founded on the space surrounding workers. New reception and communal areas, outdoor space and food and drink options create natural opportunities to connect.

Terms:

Office suites available to let on new leases, on terms to be negotiated.

We can offer bespoke packages to meet your operational needs.

Further information available on request.

PENNINE FIVE



Created from the understanding that well-being has a direct influence on productivity and happiness, Pennine Five's intended exclusive on-site health and wellbeing centre aims to make a significant and positive impact on your business.

As well as a gymnasium with state-of-the-art equipment, instructor-led classes and a separate yoga/pilates studio, the central plaza could play host to fitness events and programmes.



KEEPING YOU

IN

GOOD HEALTH

FALL

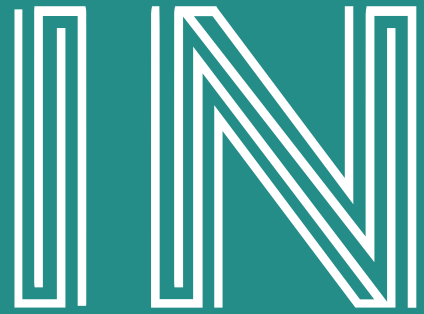
IN

LOVE

A hidden city centre oasis; Pennine Five's landscaped central courtyard will bring nature into the campus. Green spaces, walkways and seating provide the perfect setting to enjoy the independent food and coffee options available on site, whilst escaping the city hustle and bustle. The perfect environment that takes you beyond 9-5.

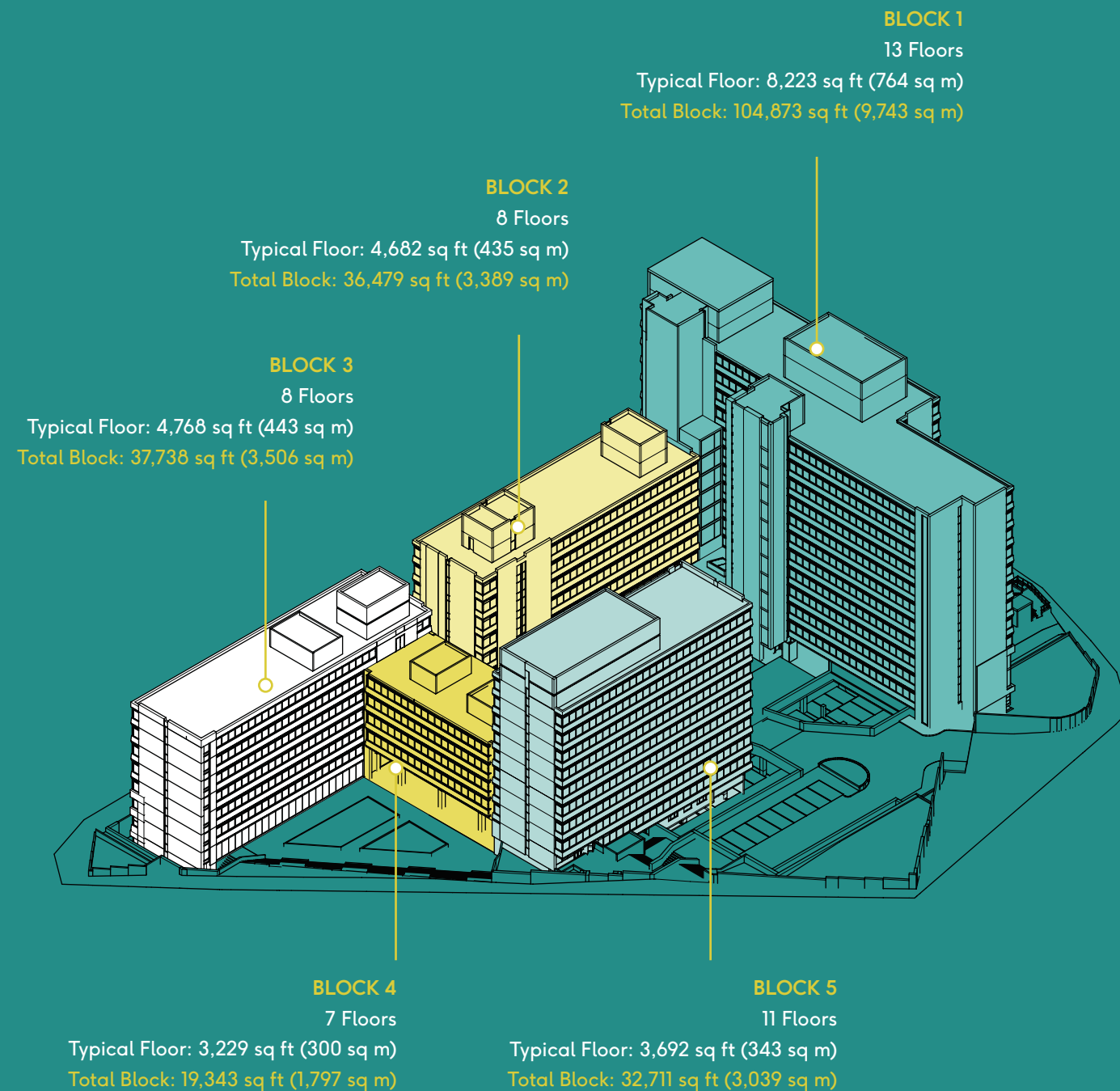


FLEXIBILITY



EVERY SPACE

Five blocks arranged around a unique central plaza, Pennine Five can offer space from as little as 3,300 sq ft (306 sq m) up to over 100,000 sq ft (9,290 sq m). We are also able to offer a range of flexible lease solutions for your business. Please contact one of the team and we would be delighted to help and hopefully welcome your business to one of the most exciting places in Sheffield.



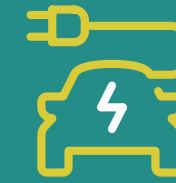
Central plaza with high quality outdoor space



400+ secure underground car parking spaces



280+ secure cycle spaces with changing, drying & lockers



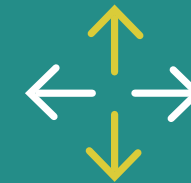
EV charging



Accessible & inclusive environment



Panoramic view



Large & flexible floor plates with good natural light



Superfast broadband



Gym, fitness & well-being centre



On-site food & beverage offerings



24/7 access & security



Site-wide multilingual/ equal opportunity digital information boards

PENNINE FIVE

TYPICAL FLOOR PLAN OF EACH BLOCK



Schedule of accommodation & availability:

BLOCK 1	SQ FT	SQ M
LEVEL 0	1,906	177
LEVEL 1	3,788	352
LEVEL 2	10,688	993
LEVEL 3	8,202	762
LEVEL 4	8,169	759
LEVEL 5	8,245	766
LEVEL 6	8,223	764
LEVEL 7	8,223	764
LEVEL 8	8,245	766
LEVEL 9	8,212	763
LEVEL 10	8,245	766
LEVEL 11	8,212	763
LEVEL 12	8,212	763
TOTAL	104,873	9,743

BLOCK 2	SQ FT	SQ M
LEVEL 0	UNDER OFFER	
LEVEL 1	UNDER OFFER	
LEVEL 2	UNDER OFFER	
LEVEL 3	UNDER OFFER	
LEVEL 4	UNDER OFFER	
LEVEL 5	UNDER OFFER	
LEVEL 6	UNDER OFFER	
LEVEL 7	UNDER OFFER	
TOTAL	36,479	3,389

BLOCK 3	SQ FT	SQ M
LEVEL 0	Department of Work & Pensions	
LEVEL 1	Department of Work & Pensions	
LEVEL 2	Department of Work & Pensions	
LEVEL 3	Department of Work & Pensions	
LEVEL 4	Department of Work & Pensions	
LEVEL 5	Department of Work & Pensions	
LEVEL 6	THE SHEFFIELD COLLEGE	
LEVEL 7	UNDER OFFER	
TOTAL	37,738	3,506

BLOCK 4	SQ FT	SQ M
LEVEL 0	N/A	N/A
LEVEL 1	3,196	297
LEVEL 2	3,229	300
LEVEL 3	3,229	300
LEVEL 4	3,229	300
LEVEL 5	THE SHEFFIELD COLLEGE	
LEVEL 6	THE SHEFFIELD COLLEGE	
TOTAL	19,343	1,797

BLOCK 5	SQ FT	SQ M
LEVEL 0	N/A	N/A
LEVEL 1	N/A	N/A
LEVEL 2	3,207	298
LEVEL 3	3,692	343
LEVEL 4	3,692	343
LEVEL 5	THE SHEFFIELD COLLEGE	
LEVEL 6	THE SHEFFIELD COLLEGE	
LEVEL 7	3,692	343
LEVEL 8	3,692	343
LEVEL 9	3,692	343
LEVEL 10	FIRST INTUITION	
TOTAL	32,711	3,039



THE VERY BEST

IN

ONE LOCATION



GREAT COMPANY

PENNINE FIVE

A61

River Don



Home Office

Sheffield Crown Court

A61

irwinmitchell



Travelodge

Kommune



couch.



Urban Deli

Ponds Forge



Sheffield Interchange

The Crucible Theatre



ALL · BAR · ONE



Sheffield Railway Station

wagamama
Leopold Square

Mercure
HOTELS

Winter Gardens

Sheffield Town Hall

Peace Gardens

ACCESS FROM ALL AREAS

Located in the heart of the city, just minutes away from Sheffield's best, Pennine Five is in an enviable location within the city.

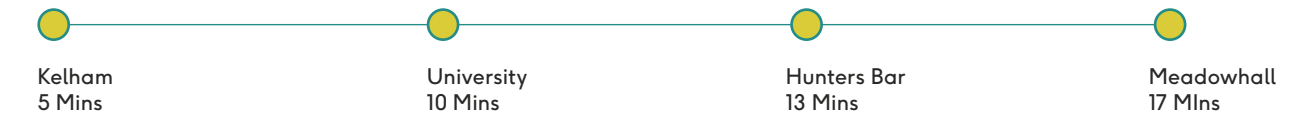
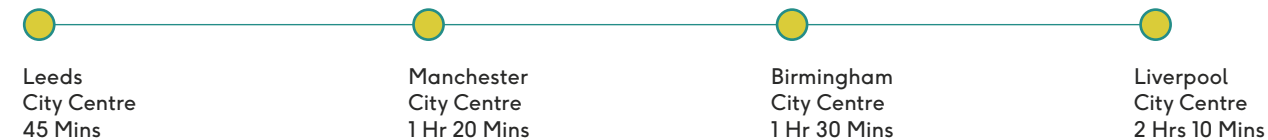
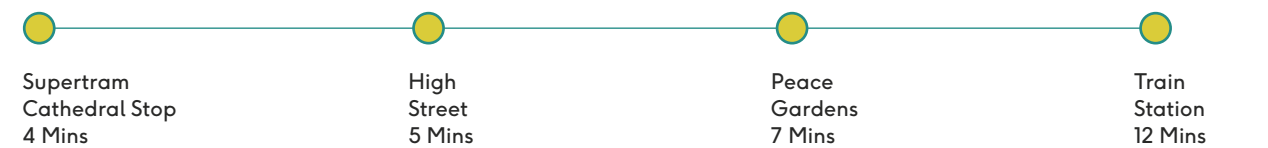
Pennine Five has superb access to bus, supertram and rail - all within a short walk.

In addition, the site benefits from over 400 secure underground car parking spaces and over 280 secure cycle spaces.

A great accessible place for your business.



*All times taken from Google





GREEN SPIRIT

Sheffield delivers unique opportunities not available in other urban locations in the UK. It is the fourth largest city in England, and one of UK's fastest growing cities, and yet it has a distinctive outdoor landscape.



1/3
Proportion of Sheffield that lies within the Peak District National Park, making it England's greenest city

67,000
Students between University of Sheffield and Sheffield Hallam University

£30B
Annual GVA of Sheffield City Region

1.8M
Population in Sheffield City Region

No.1
Sheffield named the UK most sustainable city (*Source - The Independent)

1/2
Sheffield has less than half of the air pollution than London



WE'RE PENNINE FIVE BUSINESS

Join us now at Pennine Five:



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PENNINE FIVE

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