



THE BALANCE

2 Pinfold St | Sheffield City Centre | Sheffield | S1 2GU

THE BALANCE

A nine-story office landmark in the centre of Sheffield, which has established itself as a preferred location for many businesses.

The building has undergone extensive renovation both inside and out and as a result it has become one of the most recognisable symbols in the city centre.

A central courtyard and large windows results in each room being flooded with natural light, with the bright interior décor creating a spacious and comfortable feel.

The Balance offers the most diverse floor spaces in the city with flexible floor space available to suit any size of business



BESPOKE OFFICE SPACES

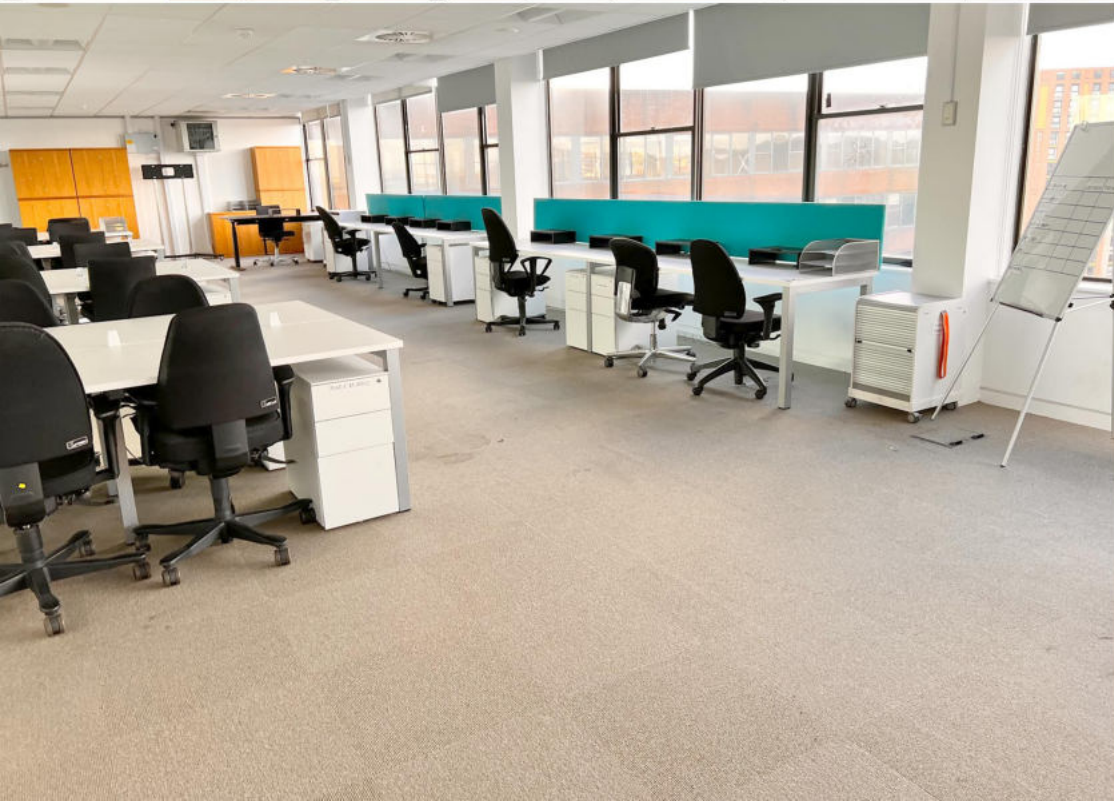
The Balance is a landmark office building strategically located in the heart Sheffield City Centre.

The Balance connects your business to a bustling community of businesses from a variety of sectors including education, telecommunications, finance, development, health care and public sector organisations.

The Balance offers a fully bespoke service, with a mix of traditional and serviced office solutions which places your businesses requirements first.

The Balance also offers a wide variety of facilities for all tenants including:

- Contemporary offices
- IT and telecoms infrastructure.
- Flexible office packages
- Drop-in business lounge and meeting rooms
- High-speed Wi-Fi
- Breakout areas
- Courtyard and terrace
- Onsite car parking and cycle storage with showers available



THE LOCATION

The Balance is in a perfect location and surrounded by a host of quality venues and amenities.

This vibrant business centre takes full advantage of its strategic location close to both of Sheffield's world leading Universities. 21,000 students graduate from these universities annually, offering invaluable potential for business growth and recruitment.

The Balance has unrivalled transport links with West Street, City Hall, and Cathedral tram stations all within a 5-10-minute walk.

All amenities are within immediate proximity to The Balance, offering plenty of choice when it comes to spending your lunch break or enjoying after work socials with your colleagues.

Junction 33 of the M1 is accessible from the property, connecting The Balance to all major Cities across the UK.

Venues and amenities near The Balance

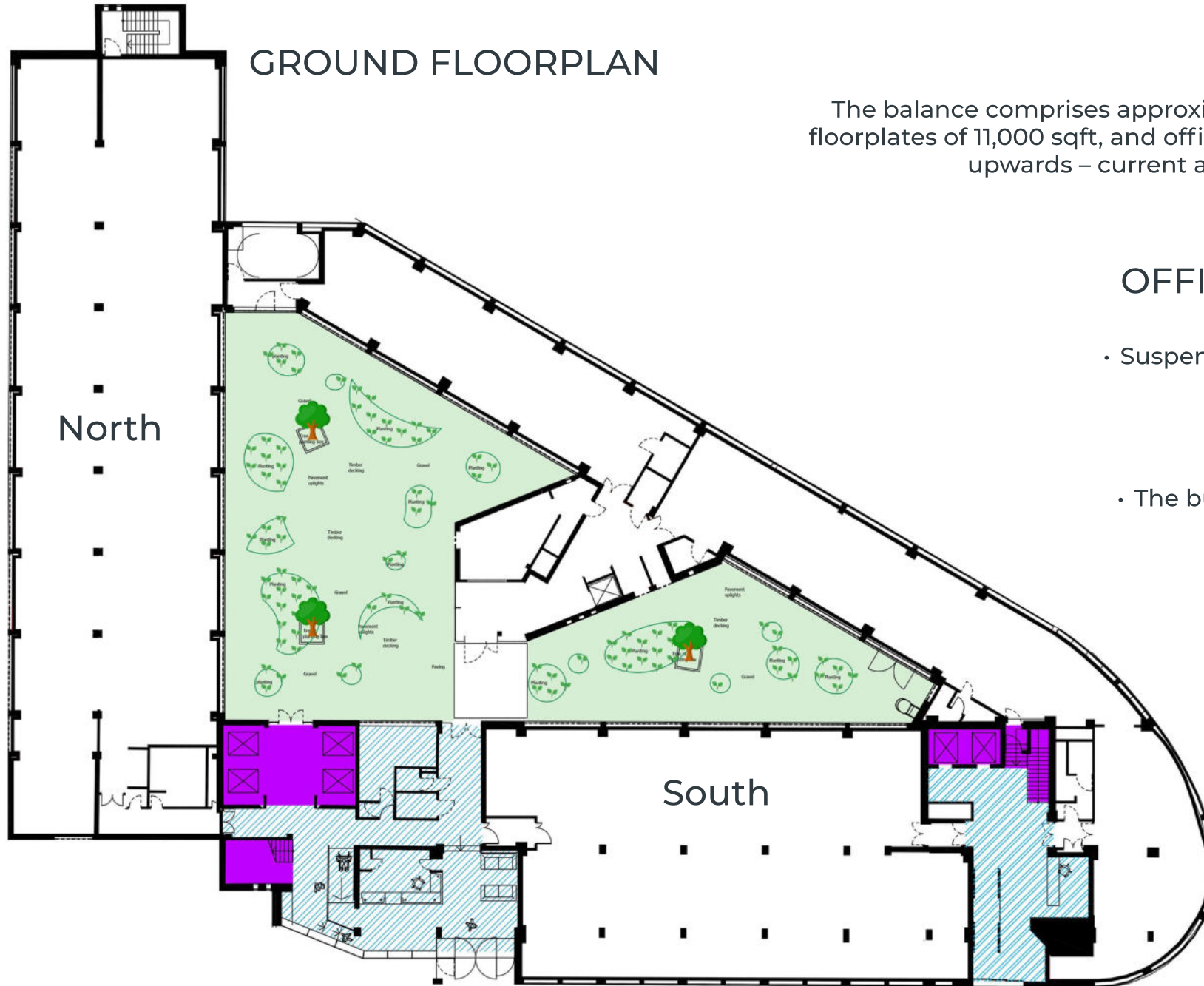
- | | |
|---------------|-------------|
| Couch Coffee | Nero Coffee |
| Costa Coffee | Wagamama |
| All Bar One | Zizzi's |
| Leopold Hotel | Picolinos |

THE ADDRESS

2 Pinfold St | Sheffield City Centre | Sheffield | S1 2GU



THE BUILDING SPECIFICATION



GROUND FLOORPLAN

OFFICE SPACES

The balance comprises approximately 114,000 sqft total, with floorplates of 11,000 sqft, and office suites to let from 1,000 sqft upwards – current availability of suites on request.

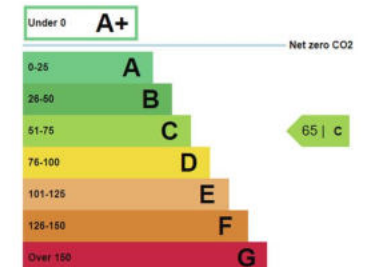
OFFICE SPECIFICATIONS

- Modern flexible offices
- Suspended ceilings with LG7 lighting
 - Comfort cooled
 - Double glazed
 - Carpeted
 - Natural light
- The building is fully DDA Compliant.

EPC RATING

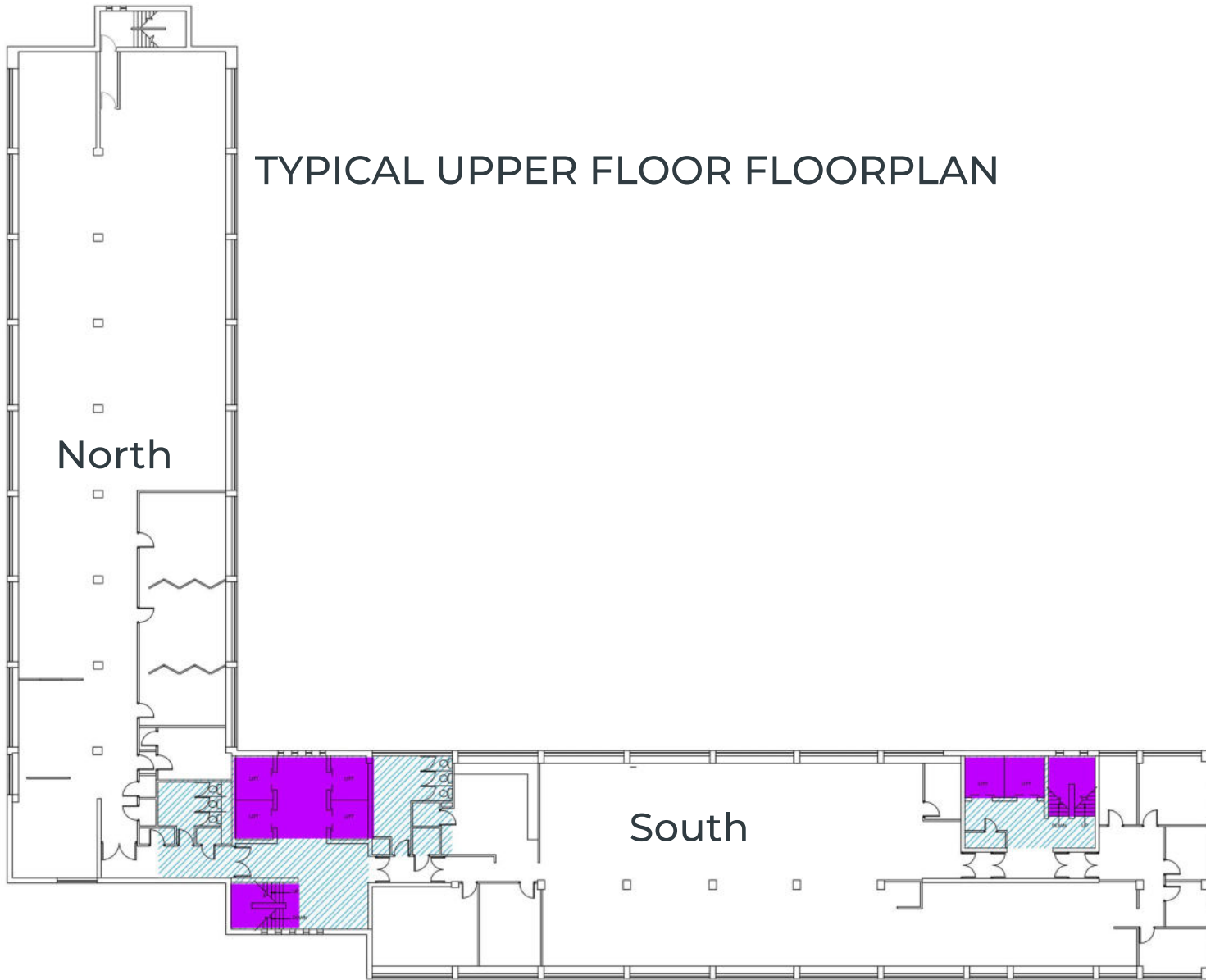
Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



TYPICAL UPPER FLOOR FLOORPLAN



THE BALANCE

TERMS OF AVAILABILITY

We offer a variety of flexible packages to suit all your business needs. For more information, simply get in touch today.

OFFICE SPACES FROM **£15** PER SQ FT EXCLUSIVE*

*Does not include taxes, utilities, insurance, service charge, VAT and all other tenants costs

Contact Information

The Balance

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Knight Frank

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