

# For Sale / To Let



*Suit Owner Occupiers or Investors - 2,368 – 2,497 sq ft (219.99 – 231.98 sq m)*  
**I Quarter, Blonk Street, Sheffield, S3 8BH**

## Key Points.

- Landmark building
- Great riverside location amongst existing business district
- 5 minutes walk to train station / bus interchange
- Part of an exciting and emerging location
- Suitable for a variety of uses – office, retail, F&B and health
- Ideal for owner occupation or investment

## Location.

The scheme provides a key central location within what is fast becoming an important commercial district in Sheffield attracting large scale employers such as HBOS, Irwin Mitchell Solicitors and the Home Office. Close by are established leisure venues including Victoria Quay and Kommune to name a few.

## Description.

The I-Quarter is a development leading the transformation of Sheffield's riverside. Its iconic 17 storey glass tower provides a landmark for this stunning £25 million scheme.

The I-Quarter is a mixed-use development that includes 123 apartments and fantastic prominent commercial space at ground floor. With stunning architectural detail complementing the retained grade II listed Castle House and 1800's Crucible Stack, I-Quarter is the central feature to Sheffield's Riverside business district.

## Accommodation.

The accommodation comprises the following:-

Name	Sq m	Sq Ft	Quoting Price	Quoting Rent
Unit 1	231.98	2,497	£240,000 exclusive	£10.00 psf exclusive
Unit 4	219.99	2,368	£225,000 exclusive	£10.00 psf exclusive

There is potential for a mezzanine space to be installed within Unit 1 extending providing a further 124.03 sq m / 1,335 sq ft.

## Specification.

The I-Quarter offers a range of unique ground floor accommodation designed to compliment this iconic development and its surroundings. The ground floor of the scheme offers 2 remaining units that can be suitable for retail, F&B or contemporary office space.

The units are currently finished to a shell specification, although they could be fitted to meet occupier's specific requirements.

## Terms.

Each of the units are available to let by way of a new lease or alternatively available to purchase long leasehold.

- **Quoting rent:** £10.00 per sq ft per annum exclusive
- **Quoting price:** **Unit 1** - £225,000 exclusive  
**Unit 4** - £240,000 exclusive

Subject to Contract.



# Contact.



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

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