

TO LET



1 St Pauls Place, Sheffield, S1 2JX.

Prime City Centre Grade A Office Accommodation – Suites available from approximately 9,000 – 22,000 sq.ft.

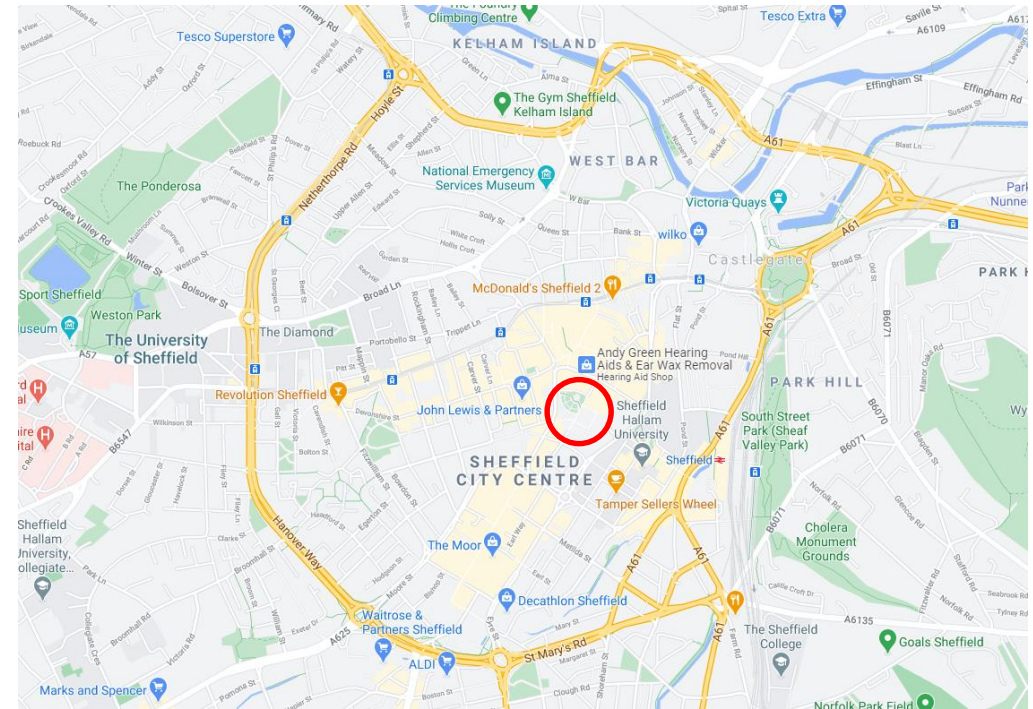
Location.



1 St Pauls Place occupies an unrivalled position within Sheffield City Centre. The location provides an established and thriving business hub, home to a range of high profile occupiers such as DLA Piper UK LLP, ARUP and Handelsbanken, making the area one of Sheffield's most sought after office locations.

The building benefits from outstanding doorstep amenities, being directly opposite the Peace Gardens and Winter Gardens and being in proximity to a range of leisure facilities with the likes of Browns, Pizza Express and Piccolino all located nearby. Sheffield's core retail offering is also within proximity to the building with the Moor and Fargate being within a short walk.

1 St Pauls is well placed for public transport links having Bus, Rail and Supertram links located nearby. In terms of road links, Junction 33 of the M1 motorway is approximately 10 minutes car journey via the Sheffield Parkway. As well as parking on-site, there are ample parking provisions close by, including the 'Cheese Grater' Qpark located within the wider St Pauls development. The Sheffield Railway Station is located within 5 minutes walk, providing hourly services to London and direct services to Manchester, Birmingham and Leeds.



Sat Nav Ref: S1 2JX



Description.

1 St Pauls Place comprises an impressive 7 storey office building boasting a range of leisure accommodation at ground floor, with high quality Grade A office accommodation over the upper floors. The available office suites are situated on the 1st and 2nd floors respectively.

The office accommodation is accessed via an impressive double height glazed reception area, where you are welcomed on arrival by the 24 hour concierge / security service. The reception benefits from a contemporary and stylish lounge / lobby perfect for greeting clients.



Accommodation.

We understand the suites provide the following approximate Net Internal Floor Area:

Description	Sq m	Sq ft
First Floor	1,210.53	13,030
Part-Second Floor	841.84	9,062
Total	2,052.37	22,092

Specification.

The available office suites benefit from a high-quality specification:

- Raised access floors with 150mm clear void
- Suspended ceiling with 250mm clear void
- 2.8m floor to ceiling height
- Recessed lighting
- 4 pipe comfort cooling
- Full WC facilities
- 3 No. 13 person passenger lifts
- Shower and changing facilities
- Cycle storage
- Secure basement parking

Terms.

The suites are available to let by way of sub-lease for a maximum term expiring May 2024. Full details are available on application.

Service Charge.

There are service charges payable in respect of the common areas of both 1 St Pauls Place and the greater St Pauls Place Estate. Full details are available on application.

Business Rates.

We advise interested parties to make their own enquiries of Sheffield City Council Rating department.

EPC.

A full copy of the Energy Performance Certificate (EPC) is available upon request.

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 sole agents:

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Particulars dated October 2020. Photographs dated October 2020.

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