



**PRIME OFFICE
SPACE IN THE
HEART OF
SHEFFIELD**



**\$1
2EX**

— St James House, Vicar Lane, Sheffield

DESCRIPTION

St James House is one of the City Centre's landmark office buildings - where each suite enjoys panoramic views across Sheffield.



— St James House, Vicar Lane, Sheffield

— Property

St James House comprises a highly prominent office building arranged over lower ground, ground and eleven upper floors, providing a total area of 56,984 sq ft (5,294 sq m) NIA. The building is of concrete framed construction with concrete floors. Elevations are formed in pre-cast concrete panels incorporating new double glazed aluminium framed windows throughout.

St James House benefits from 40 on site car parking spaces, with 28 at ground floor level accessed from Vicar Lane, together with a further 12 spaces at lower ground floor level accessed from Campo Lane. To supplement the car parking, conveniently located beneath the building is a 150 space NCP car park.

— Specification

St James House has been subject to a rolling refurbishment programme in recent years, featuring the following specification:

- Contemporary refurbished reception
- 3 New passenger lifts
- Floorplates arranged around a central core offering excellent flexibility
- Suite sizes within the office tower range from 600 sq ft to full floors of 3,800 sq ft.
- The lower ground and ground floor podium units offer larger floorplates and their own dedicated entrances.
- Part exposed M&E
- New modern WC's
- Comfort cooling
- LED compatible lighting
- Kitchen facilities



LOCATION

St James House is situated in the heart of Sheffield City Centre within the professional office quarter. It occupies a prominent location at the junction of Vicar Lane and Campo Lane.

Situation

The location is well served with amenities with the city's main retail areas of Fargate and the emerging New Retail Quarter close by, together with an array of bars and restaurants.

St James House is well connected for access to public transport, being located mid-way between the City Hall and Cathedral tram stops. It is also adjacent to a major bus route intersection, with services across the city.

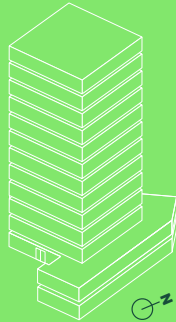
Amenities Key

- | | |
|------------------------------------|--------------------------|
| 01 Magistrates Court | 11 Winter Gardens |
| 02 Family Court | 12 Millennium Gallery |
| 03 Paradise Square | 13 John Lewis |
| 04 Cathedral | 14 Transport Interchange |
| 05 Leopold Square | 15 Riverside Exchange |
| 06 Fargate | 16 Velocity Village |
| 07 Orchard Square Shopping Centre | University of Sheffield |
| 08 Peace Gardens / St Paul's Place | Sheffield Hallam |
| 09 Crucible / Lyceum Theatres | New Retail Quarter |
| 10 City Hall | Retail Core |
| | The Moor |

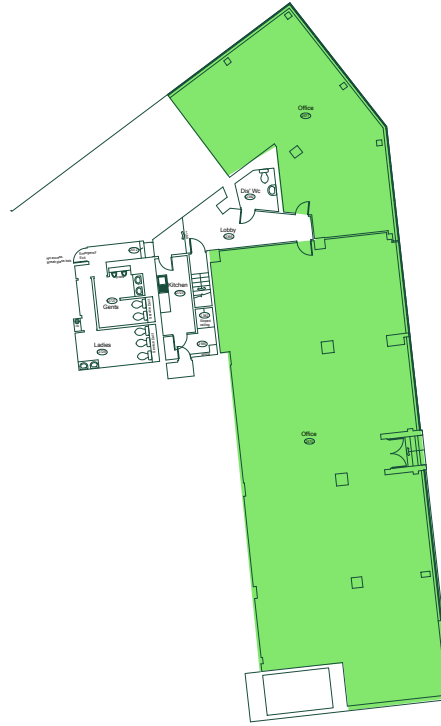


OFFICE SPACE

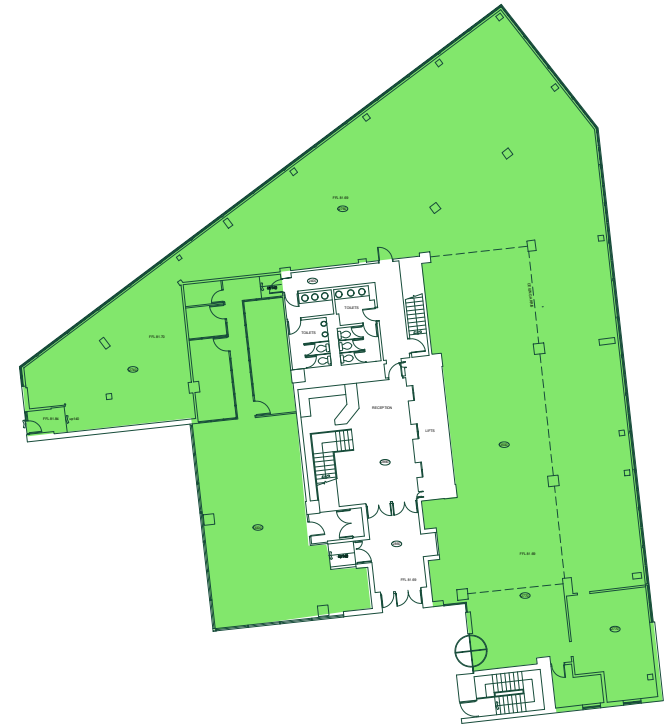
The building comprises 13 floors positioned around a central core, allowing maximum flexibility, meeting occupiers needs.



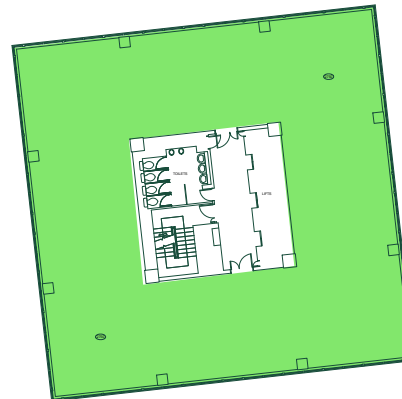
— Lower Ground Floor



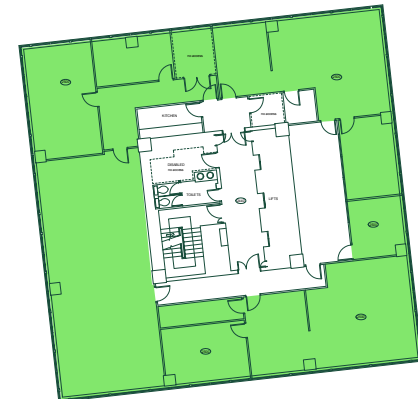
— Ground Floor



— 3rd Floor Plan



— 6th Floor Plan



AVAILABLE SPACES

Flexible Leases



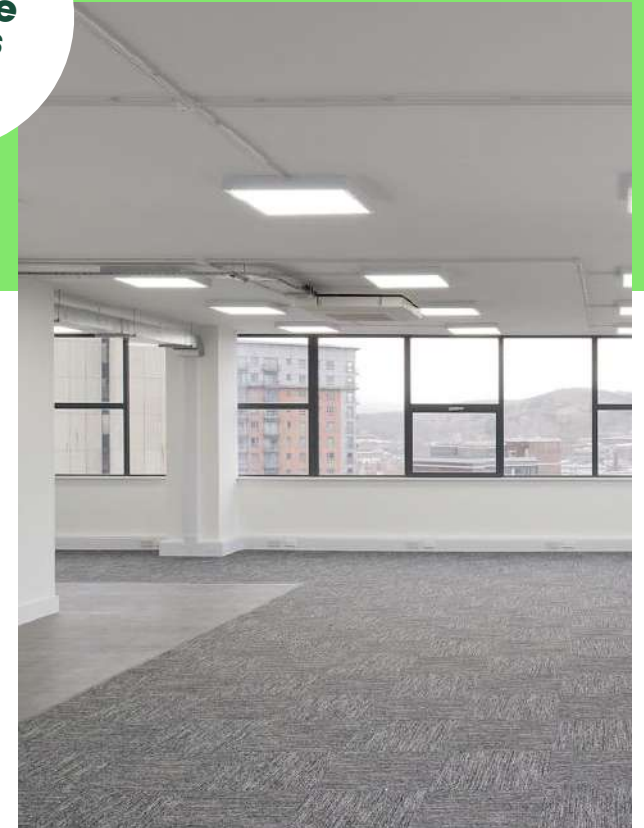
Ground Floor

— 7,803 Sq Ft



Second Floor

— 2 Suites | 3,008 & 800 Sq Ft



Seventh Floor

— 1,816 Sq Ft

**On Site
Car Parking**



**Kitchen
Facilities**



**Panoramic
Views Across
Sheffield**

St James House, Vicar Lane, Sheffield

VIEWINGS

All viewings to be made via MCR Property Group.



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