



# 1

# St. Paul's Place

SHEFFIELD

TO LET

**4,260 - 50,000 sq ft**

(396 sq m - 4,645 sqm)

of prime city centre grade A office space.

1 ST. PAUL'S PLACE, SHEFFIELD, S1 2JX



# A unique workspace in the heart of Sheffield

1 St Paul's Place presents an unrivalled advantage with a wealth of amenities right at your doorstep. Situated directly next to the award-winning Peace Gardens and Winter Gardens, and featuring ground-floor establishments such as Piccolinos, Bella Italia, and Cafe Nero, you'll enjoy a truly elevated experience within the heart of the city.





1 St. Paul's Place

# A new chapter for 1 St. Paul's Place

Situated in the heart of Sheffield, 1 St Paul's Place offers exceptional workspace. The flexible floorplates can accommodate a variety of space requirements, delivering prime grade A office space, with views over The Peace Gardens and the Town Hall within the City core.

The building has been refurbished to the highest standards and is complemented by a premium reception area, club-class end-of-journey facilities, a roof terrace, and an unparalleled landmark location in the bustling city centre.

\* INDICATIVE CGI FOR ILLUSTRATIVE PURPOSES ONLY.



# Open the door to 1 St. Paul's Place

St. Paul's Place boasts a striking new entrance, featuring a stunning double-height glazed reception with feature botanical greenery, leaving a lasting impression. As you step inside, you'll be greeted by our concierge reception, ensuring your arrival is both secure and welcoming.

The reception area itself has been thoughtfully designed to create a modern and sophisticated ambiance. A stylish business lounge area, equipped with contemporary seating arrangements, invites you to relax and socialise, creating an ideal space for welcoming clients or simply taking time out for yourself.



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# Accommodation

Each floor provides efficient open plan workspaces providing aspirational space allowing occupiers a range of fit out options. The large open plan floor plates offer the opportunity for an occupier to deliver a unique office design to transform the workplace and enhance the employee experience.

**Terms - Suites are available by way of a new full repairing and insuring lease on terms to be negotiated and agreed. Details of the quoting rent are available on request. The flexible floorplates can be split to deliver suites from 4,260 sqft upwards. Further information on request**

Floor	Use	Sq ft	Sq m2	Availability
GROUND FLOOR	RECEPTION	N/A	N/A	N/A
FIRST FLOOR (FULLY LET)	OFFICE	N/A	N/A	INSIGHT
SECOND FLOOR (PART LET)	OFFICE	N/A	N/A	KNIGHTS
SECOND FLOOR (PART)	OFFICE	4,260	396	<b>AVAILABLE</b>
THIRD FLOOR	OFFICE	13,367	1,242	<b>AVAILABLE</b>
FOURTH FLOOR	OFFICE	13,367	1,242	<b>AVAILABLE</b>
FIFTH FLOOR	OFFICE	9,530	885	<b>AVAILABLE</b> WITH EXCLUSIVE TERRACE
SIXTH FLOOR	OFFICE	9,530	885	<b>AVAILABLE</b>
<b>Total</b>		<b>50,054</b>	<b>4,650</b>	
<b>BASEMENT</b>	<b>CAR PARK &amp; CYCLES (68 PARKING SPACES ALLOCATED PRO RATA)</b>			



# Third - Fourth Floor

Sq ft 13,367    Sq m<sup>2</sup> 1,242



### Key

- OFFICE
- CORE
- LIFTS
- WC

## Potential splits of Third and Fourth floor

### Notional Split

Sq ft    Sq m<sup>2</sup>  
 12,900    1,199

SUITE 1	Sq ft	Sq m <sup>2</sup>
SUITE 1	8,640	803
SUITE 2	4,260	396

### Notional Split

Sq ft    Sq m<sup>2</sup>  
 12,937    1,202

SUITE 1	Sq ft	Sq m <sup>2</sup>
SUITE 1	6,318	587
SUITE 2	6,619	615



#### Key

- SUITE 3.1
- SUITE 3.2
- CORE
- LIFTS
- WC



# Fifth Floor

Sq ft  
9,530

Sq m<sup>2</sup>  
885

ACCOMMODATION



### Key

- OFFICE
- CORE
- LIFTS
- WC
- TERRACE

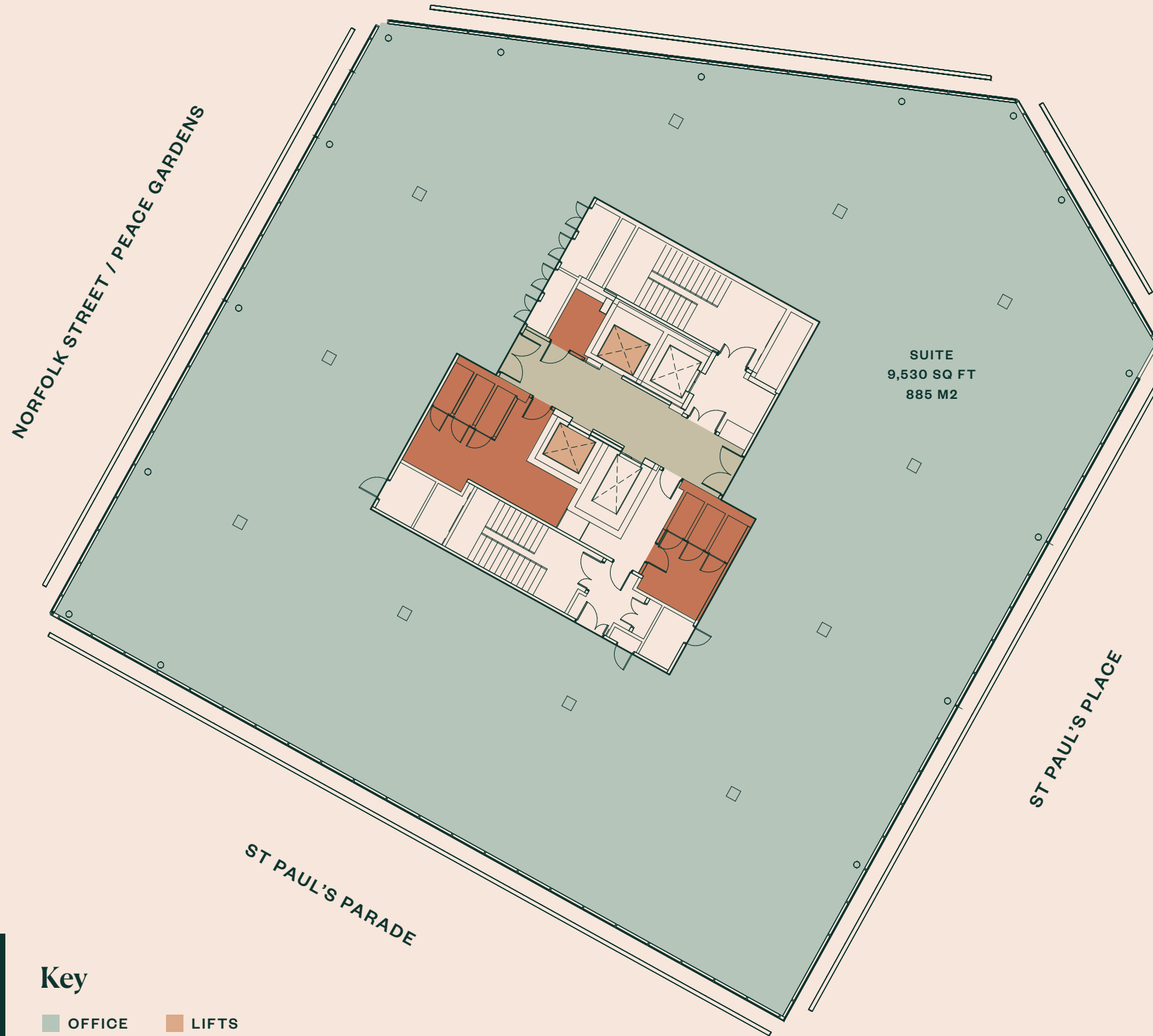




# Sixth Floor

Sq ft  
9,530

Sq m<sup>2</sup>  
885



### Key

- OFFICE
- CORE
- LIFTS
- WC





# Highlights

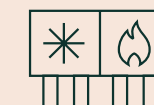
Experience the reimagined St Paul's Place, presenting Grade A accommodation meticulously designed to deliver a flexible and contemporary workspace in this exceptional, prime location, tailor-made for the discerning occupier. This building boasts an impressive array of features, including:



STRIKING NEW RECEPTION



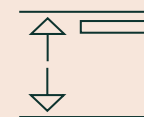
NEW GROUND FLOOR BUSINESS LOUNGE



COMFORT COOLING



LED LIGHTING



2.8M FLOOR TO CEILING HEIGHT



SUSPENDED CEILING WITH 250MM CLEAR VOID



RAISED ACCESS FLOORS WITH 150MM CLEAR VOID



FULL WC FACILITIES



3 X 13 PERSON PASSENGER LIFTS



SHOWER AND CHANGING FACILITIES



CYCLE STORAGE



SECURE BASEMENT PARKING



EPG RATING

BREEAM®

VERY GOOD







# Perfectly located in the city

St. Paul's Place holds a prestigious position at the heart of Sheffield City Centre, making it a thriving business hub that has attracted esteemed occupants like Freeths, TES Global, ARUP, and Handelsbanken. This location stands out as one of Sheffield's most coveted office addresses.

Moreover, this building enjoys unparalleled access to a wealth of doorstep amenities. It is directly across from the Peace Gardens and Winter Gardens, and it's surrounded by a variety of leisure facilities, including popular restaurants like Browns, Pizza Express, and Piccolino. Additionally, Sheffield's vibrant retail scene is just a short walk away, with the Moor and Fargate shopping districts in close proximity.

For those relying on public transportation, St. Paul's is excellently connected, with convenient access to buses, trains, and the Supertram system. By car, Junction 33 of the M1 motorway is just a 10-minute drive away via the Sheffield Parkway. On-site parking is available, and there are ample parking options nearby, including the 'Cheese Grater' Qpark within the broader St. Paul's development. Furthermore, Sheffield Railway Station is merely a 8-minute walk from the building, offering regular services to London as well as direct routes to Manchester, Birmingham, and Leeds.

1  
St. Paul's Place  
SHEFFIELD



# In the heart of the city

Sheffield is a city with a distinct character and a strong independent spirit. Its close-knit communities work together, creating an inviting and authentic environment. One-third of Sheffield is nestled within the Peak District National Park, offering a unique blend of urban and natural beauty.

This makes Sheffield one of England's greenest cities, with the highest ratio of trees to people among all European cities. The city's industrial 'Steel City' heritage has evolved into a specialisation in advanced manufacturing, creating a dynamic urban landscape that combines well-being and quality of life with educational and career opportunities.





# 1 St. Paul's Place



Sheffield Train Station



Peace Gardens



Orchard Square



Sheffield Town Hall

This unique way of life is truly unparalleled, making Sheffield a magnet for people, businesses, culture, and investors from across the globe. As they gather on its famous seven hills, they become part of a vibrant tapestry that defines Sheffield as a city unlike any other.

**563,000 residents** call Sheffield home. The city attracts an impressive **17 million visitors** each year. Sheffield is home to **63,000 students pursuing higher education**. Sheffield is set to receive **£500 million in investment**, backed by internationally renowned companies like **CMS, HSBC, and Sky**. Sheffield ranks as the **fourth-largest city in the UK**. The city boasts a working catchment area of **1.4 million people**. Sheffield offers **over 700 green spaces** throughout the city, providing residents and visitors with ample natural beauty and recreational opportunities.



# 1 St. Paul's Place

LOCATION



## SHOPPING

- 01. WEEKDAY
- 02. MONKI
- 03. H&M
- 04. RIVER ISLAND
- 05. MARKS & SPENCER

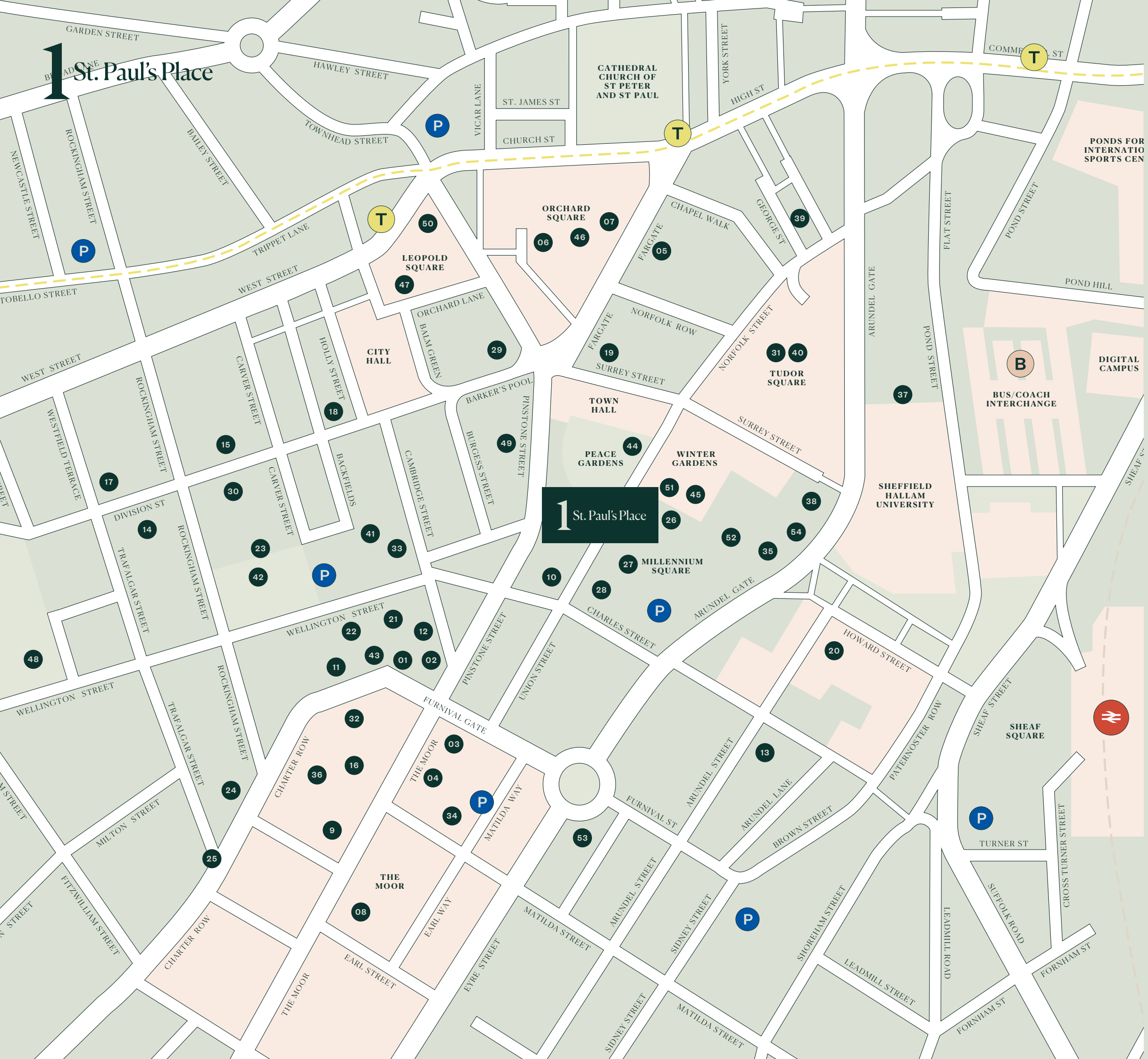
## EAT & DRINK

- 06. BREWDOG
- 07. STEAM YARD
- 08. PICCOLINO
- 09. THE FURNACE
- 10. THE TAMPER
- 11. SMOKE BARBEQUE

## FREE TIME/ SPACES

- 12. POUNDS PARK
- 13. ROXY BALL ROOM
- 14. THE LIGHT CINEMA
- 15. SHEFFIELD THEATRES
- 16. WINTER GARDENS





# 1 St. Paul's Place

## 1 1 ST. PAUL'S PLACE

LOCATION

### SHOPPING

- 01. WEEKDAY
- 02. MONKI
- 03. H&M
- 04. RIVER ISLAND
- 05. M&S
- 06. WATERSTONES
- 07. OFFICE
- 08. ATKINSONS DEPARTMENT
- 09. PRIMARK
- 10. GLASS ONION

### EAT & DRINK

- 11. THE FURNACE
- 12. MARMADUKES
- 13. TAMPER COFFEE
- 14. STEAM YARD
- 15. LUCKY FOX
- 16. GREEN BAR
- 17. BREWDOG
- 18. PITCHER & PIANO
- 19. PUBLIC
- 20. SILVERSMITHS

### BUSINESSES

- 21. HSBC
- 22. CMS
- 23. CUBO
- 24. WESTFIELD HEALTH
- 25. BT
- 26. KNIGHTS PLC
- 27. DSCF
- 28. ARUP
- 29. NATIONWIDE
- 30. SHEFFIELD FUTURES

### FREE TIME

- 31. CRUCIBLE THEATRE
- 32. THE LIGHT CINEMA
- 33. BETHEL CHAPEL\*
- 34. LANE7
- 35. MILLENNIUM GALLERY
- 36. BOOM BATTLE BAR
- 37. ODEON LUXE
- 38. THE FITNESS CLUB
- 39. CURZON CINEMA
- 40. SHEFFIELD THEATRES

### OPEN SPACES

- 41. COALPIT YARD\*
- 42. POUND'S PARK\*
- 43. CHARTER SQUARE
- 44. PEACE GARDENS
- 45. WINTER GARDENS
- 46. ORCHARD SQUARE
- 47. LEOPOLD SQUARE
- 48. DEVONSHIRE GREEN

### HOTELS

- 49. RADISSON BLU\*
- 50. THE LEOPOLD
- 51. MERCURE ST PAUL'S
- 52. LEONARDO HOTEL
- 53. JURY'S INN
- 54. NOVOTEL

\* COMING SOON

SAT NAV S1 2JX



## Strategically Connected

1 St Paul's enjoys exceptional connectivity to public transportation networks, boasting convenient access to buses, rail services, and the Supertram system.

## Effortless Road Access

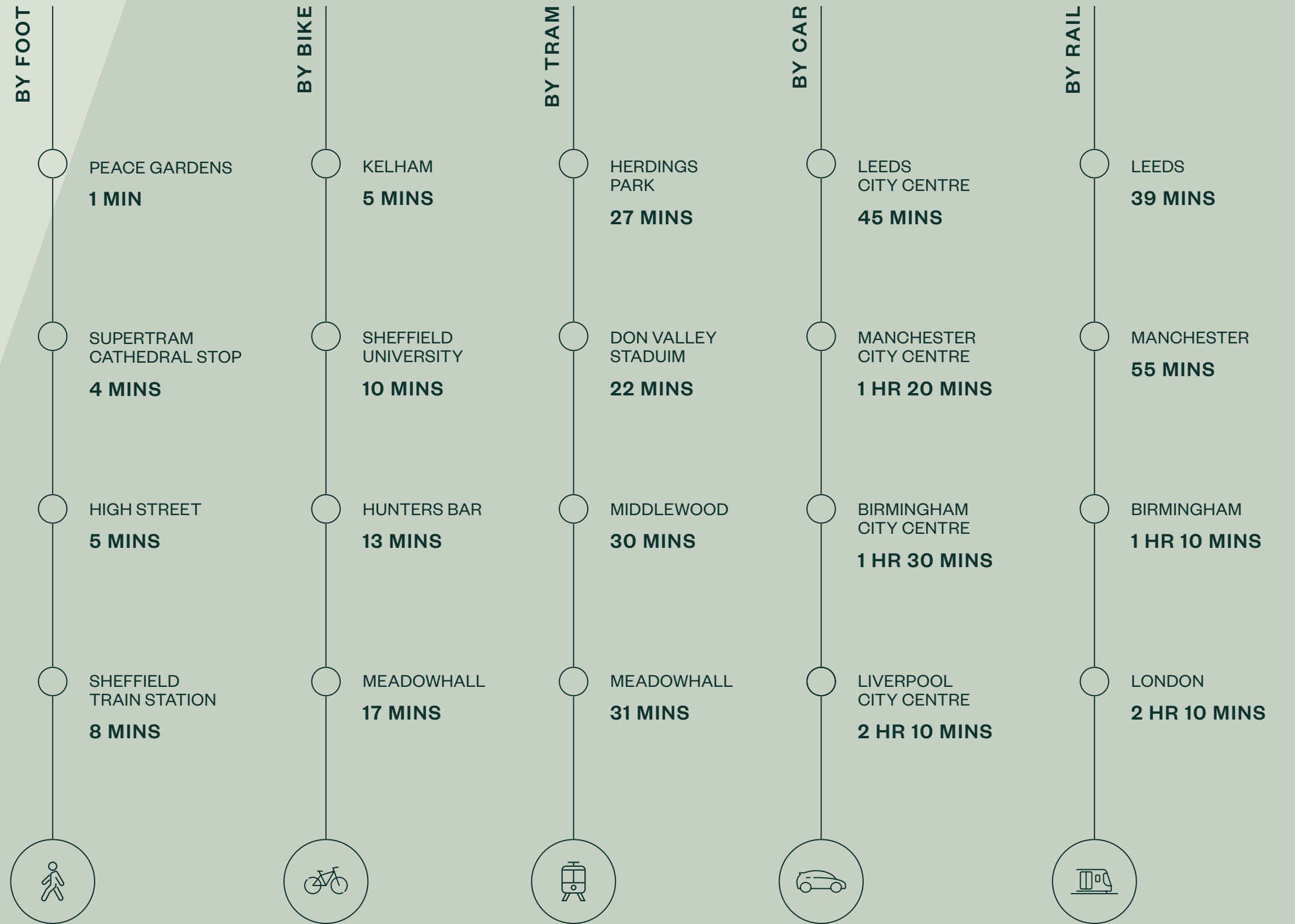
For those arriving by car, Junction 33 of the M1 motorway is just a swift 10-minute drive via the Sheffield Parkway, ensuring easy access from all directions.

## Abundant Parking Options

In addition to on-site parking facilities, you'll find ample parking provisions in the vicinity, including the 'Cheese Grater' Qpark within the broader St Paul's development.

## Proximity to Sheffield Railway Station

Located a mere 8-minute walk away, Sheffield Railway Station offers hourly services to London, along with direct routes to Manchester, Birmingham, and Leeds. Seamless travel connections are at your doorstep.





# Contact us

For further information, or to arrange a viewing, please contact the leasing agents Knight Frank and Sanderson Weatherall



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