

RATOON

18,084 sq ft of fully redeveloped flexible office space



Ratoon definition:
A new development, fresh
start, or organic growth

**Space for
your business**

TO GROW

Contemporary WORKSPACE



4,112-18,084 sq ft of beautifully crafted office space. Sustainable, stylish and in the heart of sheffield.

Local ENVIRONMENT

05

5 min walk

- 1 Peace Gardens
- 2 Leopold Square
- 3 Sheffield Theatres
- 4 Orchard Square

10 min walk

- 5 Marmadukes
- 6 Tamper Coffee
- 7 Kommune
- 8 Division Street
- 9 The Moor
- 10 Pondsforge
- 11 Train Station



15 min walk

- 12 Devonshire Green
- 13 West Street
- 14 Park Hill
- 15 The Leadmill



Transport

Transport links within walking distance.

-  Supertram
-  Bus Routes

06

On your DOORSTEP



West Street



Tamper Coffee // Marmadukes



Division Street // Boutique Shops



Peace Gardens



Winter Gardens



Craft Markets // Peddlars Market



Tramlines

Regrowth in the CITY CENTRE

HEART OF THE CITY

A £470m regeneration of a key part of the city centre. Delivering 1.5 million sq ft of individually designed & repurposed buildings surrounded by enlivened streets & public spaces.

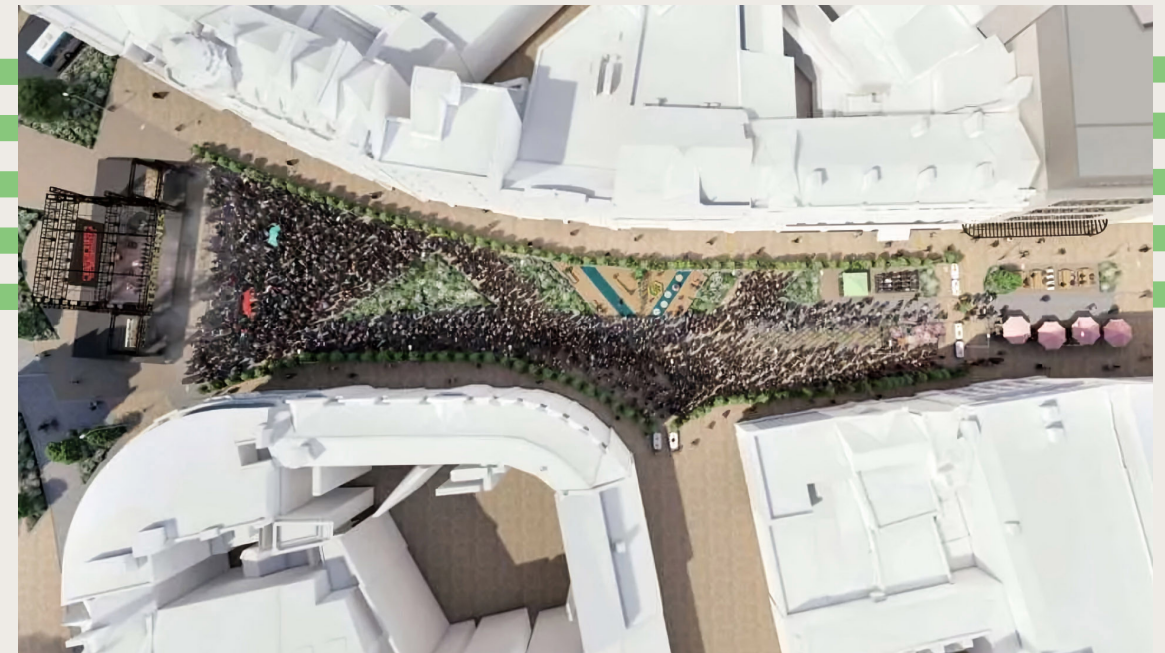
Significantly enhancing the Sheffield's offering with vibrant F&B including Cambridge Street Collection, Bethal Chapel and Leah's Yard. In addition to new private residential and grade A office space.

FARGATE CULTURE

The Future High Street Fund is investing £15m in Fargate and the surrounding area. Post pandemic the retail environment has changed. The FHSF is investing in creating a modern and exciting destination in the centre of Sheffield.

Ratoon will be a cultural hub in the centre of Fargate providing 200 person live music venue, exhibition spaces, F&B, makers space and co-working.

Direct investment in a number of key projects bringing life to the upper floors of building - more people living and working in the area. Fargate will be the vibrant and exciting destination it deserves to be.



Well-beings WORK BETTER



Ratoon's modern facilities ensure a hassle-free experience from the front door right to your desk, through secure bike racks, lockers, and shower rooms.

Ratoon's rooftop offers you a quiet place to enjoy sunshine and fresh air, whether you want to have a meeting with a view, a social lunch outdoors or just a peaceful place to relax.

Well EQUIPPED



WHAT DOES RATOON OFFER?



Light Well



Roof Lantern



Roof Terrace



HVRF Air
Conditioning



Exposed M&E



Lockers



Private WC's



Private
Showers



Accessible
Workspace



Bespoke Fit
Out Spec



2 x 8 Person
Lifts



LED Lighting



Bike Repair
Station

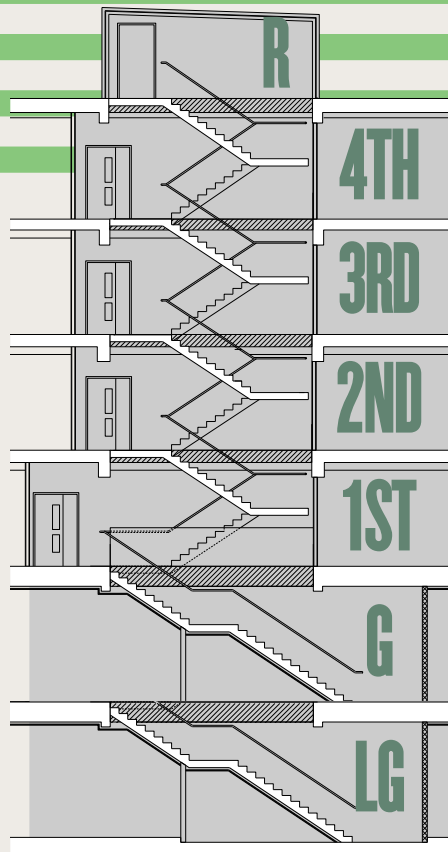


Secure Basement
Storage



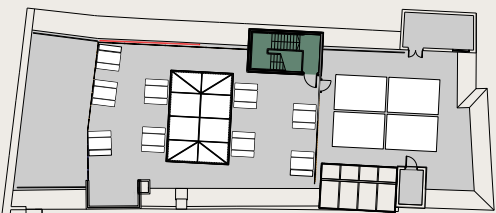
Ground Floor
Reception

Your building at A GLANCE



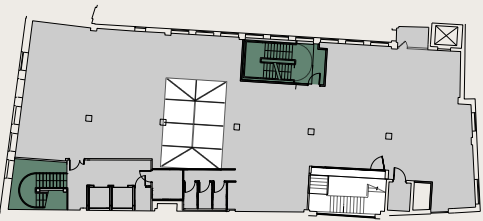
Take the whole
building, a few floors
or a single floor –
whatever you need.

Floor	Sq m	Sq ft
B	81	872
G / Reception	18	194
1st	382	4,112
2nd	394	4,241
3rd	403	4,338
4th	402	4,327
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Total	1680	18,084
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Roof Terrace	184	1,981



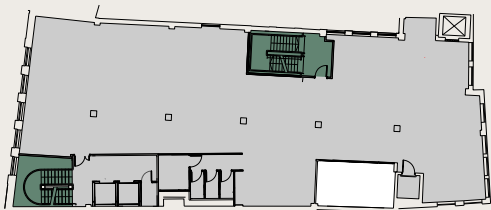
Roof Terrace

1,981 sq ft (184 sq M)



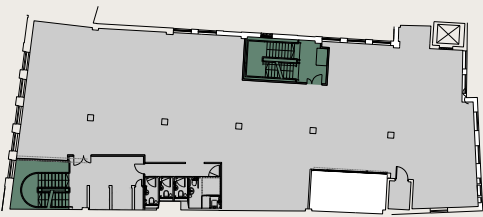
Fourth floor

4,327 sq ft (402 sq M)



Third floor

4,338 sq ft (403 sq M)



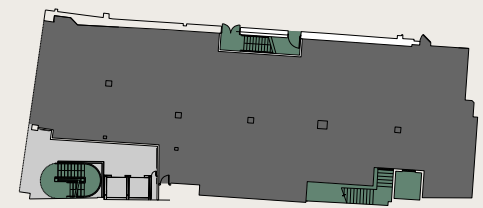
Second floor

4,241 sq ft (394 sq M)



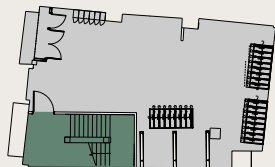
First floor

4,112 sq ft (382 sq M)



Ground floor

194 sq ft (18 sq M)



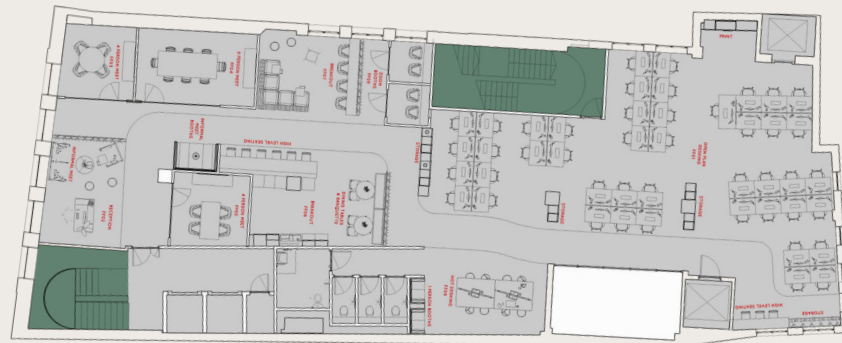
Basement

872 sq ft (81 sq M)

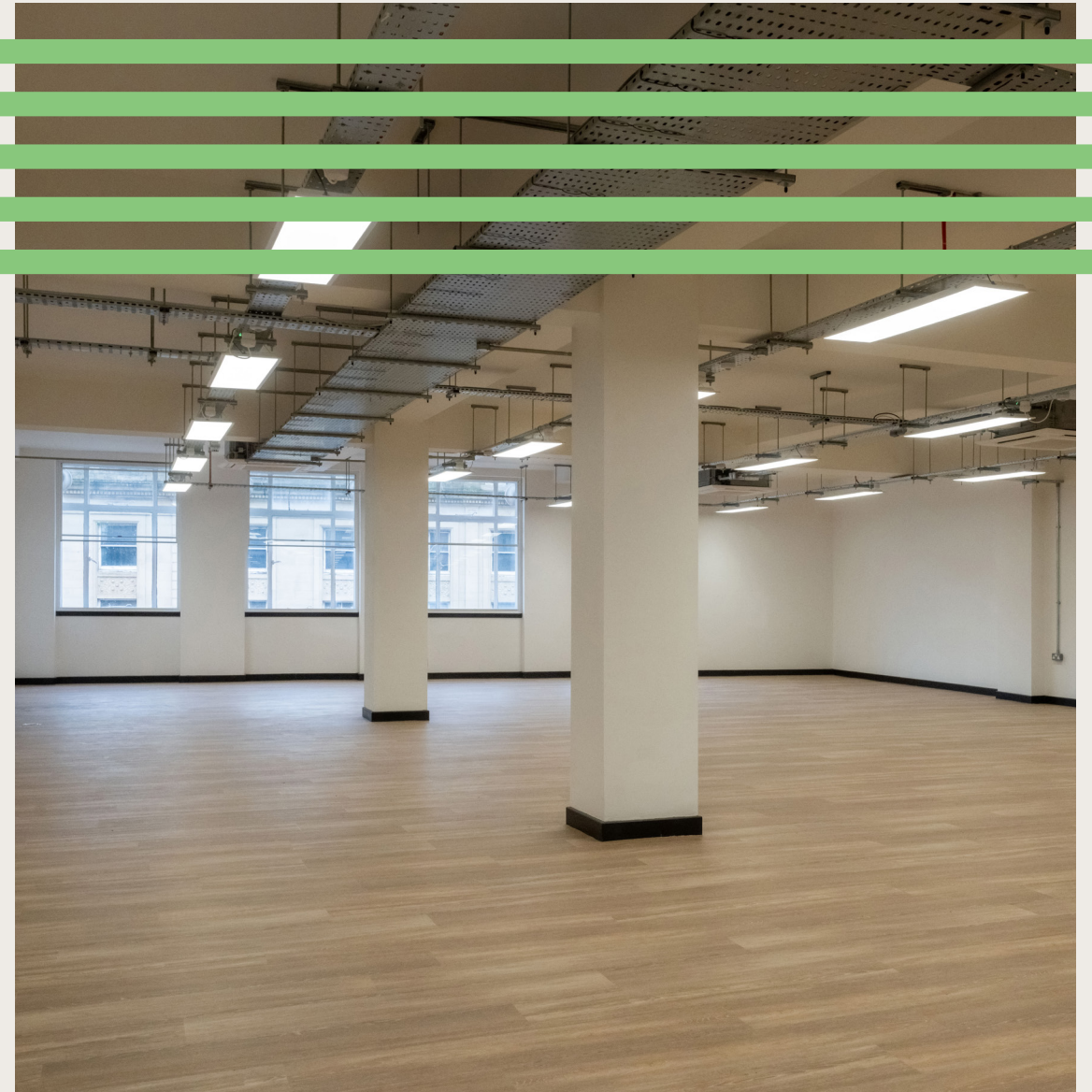
Floors, PLANNED




Fourth floor



First floor



Fit out the space yourself or choose from one of our flexible design options and let us do the rest.



For further information please
contact agent.

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